45th PARALLEL HOME INSPECTION
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RESIDENTIAL HOME INSPECTION

1234 Main Street
Vancouver, WA 98683

Buyer Name
09/30/2024 9:00AM

Inspector
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WA 1301, OR 2133, OR CCB 219857, EDI WA-44
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Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Satisfactory (SA) = The item was visually observed or operated if applicable, and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item or system was not inspected and made no representations of whether or not it was functioning as intended. The reason for not inspecting this item will be stated.

Not Present (NP) = This item, component or system was not found or not present in this home or building. It is possible it could be hidden from view during the inspection.

Repair or Replace (RR) = The item, component or system is not functioning as intended, needs repair or further inspection by a licensed, qualified contractor. Items, components or system that can be repaired to a satisfactory condition may not need replacement. The RR indication is also used to identify minor repairs and maintenance items needing attention.

Purpose of Inspection

The home inspection and report is meant to visually inspect and identify 'Material' defects in a home that may affect your decision making and valuation of the home. The inspection is a snapshot in time, and represents the inspectors findings at that point in time, which may change at any point after the inspection. A material defect is an item that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to occupants. Some examples of a material defect are a roof that is at the end of life and has significant observable defects or a safety hazard such as exposed wiring. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a defect. The home inspection process and report is not technically exhaustive or meant to point out cosmetic and readily apparent deficiencies in a home, and these items will not typically be included in the home inspection report. A home inspection does not require special tools such as moisture meters or infrared cameras, but the inspector may use specialized tools to assist in the inspection to go above and beyond the requirements in the attempt to

provide a more informative inspection report. The inspector is required to visually inspect a representative number of some items such as windows and electrical receptacles, not every single occurrence. The home inspection is a non-invasive inspection and will not use any form of destructive inspection or testing unless specified and agreed upon by the inspection company and the customer.

Due Diligence

Any recommendation for repair or further review made by the inspector should be accomplished by a licensed, qualified, specialist or contractor, which may make recommendations for repair in addition to what the home inspector has identified. As a courtesy, the inspector may make comments regarding the number of occurrences and locations of defects, however, this is not a technically exhaustive inspection and all locations may not be noticed or mentioned in the report. Photos are used to help illustrate issues, but may not indicate all locations of an issue. It is recommended for a licensed contractor or professional to further review an issue to find all defects or locations. The inspector recommends that you obtain information regarding repairs during your sales contingency period, as these recommendations may affect your valuation of the property.

Report Adjustments

45th Parallel, LLC reserves the right to make corrections and additions to the inspection report for up to one week following the inspection with proper notification to the customer of any relevant changes made. An example of this would be if the inspector remembers that something that was inadvertently omitted from the initial published report and it is deemed by the inspector to be important and may impact your decision making concerning the property.

Code Compliance

Inspectors are not attempting to inspect the home for code compliance. Building, plumbing, electrical, and mechanical codes change every few years and can be different on a national, state, and local jurisdiction level. It is not realistic or required for an inspector to know what codes were at the time of construction, and to make recommendations to bring it up to current code standards.

1: INSPECTION DETAILS

Information

Building type
Detached Single Family, Two story

Year built
2008

Occupancy status
Vacant

Predominant direction facing

Weather

North

Cloudy

Last rain
More than 3 days ago

Temperature
60-65 F

Ground condition
Damp, Property has irrigation system

Present at inspection
Inspector, Customer representative

Vacant home information

This home was vacant at the time of the inspection. Vacant homes pose special challenges in some ways when performing a home inspection in that the major systems of the home have not been under a normal or heavy load for some time. For example, a vacant home has not had a full plumbing load placed on it for a period of time, so finding leaks while running a minimal amount of water during a home inspection may be impossible. A fully occupied home, and depending on the occupancy level, has a very different load put on the various systems such as electrical, plumbing, and HVAC than when it is vacant and during a short home inspection. It is possible that some issues may be noticed later that were not evident during a home inspection which is a minimal amount of time in the home and very light use of the major systems.

2: EXTERIOR

		SA	NI	NP	RR
2.1	Wall Cladding, Flashing, and Trim				X
2.2	Doors				X
2.3	Windows	X			
2.4	Decks, Balconies, Stoops, Steps, Porches, Covers and Railings	X			
2.5	Driveways, Patios, Walkways				X
2.6	Vegetation, Grading, Drainage, Retaining Walls	X			
2.7	Eaves, Soffits and Fascias	X			
2.8	Miscellaneous				X

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Elevation photos

General elevation photos of the home.


Front


Right side


Rear


Left side

Appurtenances
Sidewalk, Covered porch, Driveway

Wall Cladding, Flashing, and Trim: Siding Style
Panel, Board and batten

Wall Cladding, Flashing, and Trim: Siding Material
Fiber cement, Wood trim

Wall Cladding, Flashing, and Trim: Fiber cement siding information

Fiber cement is a composite material made of cement reinforced with cellulose fibers. Originally, asbestos was used as the reinforcing material but, due to safety concerns, that was replaced by cellulose in the 1980s. Fiber cement board may come pre-painted or pre-stained or can be done so after its installation. It comes in long planks to be used as lap siding or in large 4x8 sheets.

Fiber cement siding has several benefits since it is resistant to termites, does not rot, is impact resistant, and has fireproof properties. Properly installed and maintained fiber cement siding can last 50 years or more.

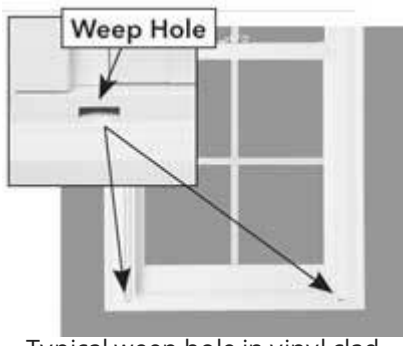
Doors: Change door locks and codes

Recommendation: Change or re-key all locks and garage door codes upon moving into the home for additional security.

Windows: Window Types
Thermal/Insulated, Vinyl Clad, Single-hung, Sliders, Fixed

Windows: Weep hole maintenance tip

Do not cover weep holes with caulk or allow them to be obstructed in any way. Their function is to drain water from the window track and if blocked could allow water to find a way into the wall and cause damage.



Typical weep hole in vinyl clad window

Driveways, Patios, Walkways: Walkways

Driveways, Patios, Walkways: Driveway

Driveways, Patios, Walkways: Patios

Concrete	Concrete	NA

Observations

2.1.1 Wall Cladding, Flashing, and Trim

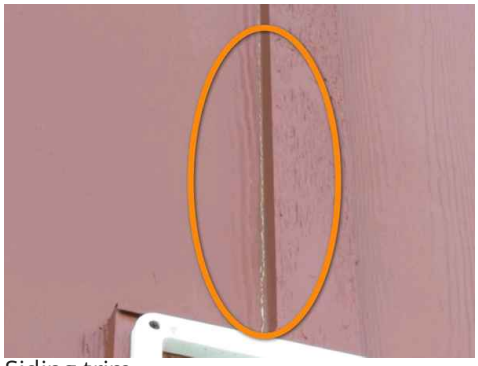
Summary Item

SEALANT MISSING OR GAPPING

Windows, Siding / trim, Penetrations

Issue: There is missing or gapping sealant that can allow water entry and potential damage to the structure.
Remedy: Have high quality sealant applied or repaired in areas as necessary to prevent water entry.
Recommended time frame: Ideally, prior to significant rainfall


Left side hose bib


Siding trim


Window trim

2.1.2 Wall Cladding, Flashing, and Trim

Summary Item

WOOD DECAY

MULTIPLE AREAS, FRONT, RIGHT, REAR

Trim, Window trim

Issue: Wood decay is present in siding or trim on the exterior of the building.

Remedy: Have any decayed areas replaced to prevent potential fungal growth, more extensive damage to the structure, and pest intrusion.


Right side trim


Right side trim

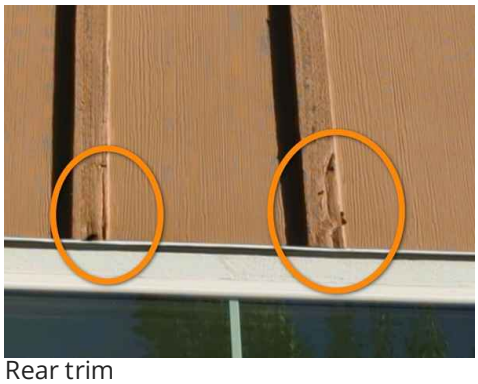

Right side trim


Right side trim


Right side trim


Location depicted Right side


Rear window trim


Rear trim


Rear trim


Rear window trim


Rear trim


Rear, Location depicted


Front upper

2.1.3 Wall Cladding, Flashing, and Trim

Minor Defect / Maintenance / Monitor Item

SIDING MAINTENANCE NEEDED

Paint / prep, Seal splits / cracks, Loose nails / panels

Issue: The siding needs general maintenance or minor repairs. Make siding repairs promptly to help prevent water intrusion.

Remedy: Have the siding repaired or maintenance performed to help prevent water damage to the structure.

Notes: Repairs and maintenance is an on-going part of owning a home. Expect to perform yearly inspection, maintenance and repairs to the siding to keep it water tight.

- Repair or install sealant in gapping or missing sealant areas
- Repair any over driven nail holes by caulking / sealing
- Repair failing paint by removing loose paint, priming, and re-painting
- Repair or seal any gaps, splits, in the siding or joints as necessary
- Drive or replace any nails which are coming loose

Pro-active inspection and maintenance will keep your siding in better shape longer and help prevent water damage to the structure.


Left front corner


Front, over walkway

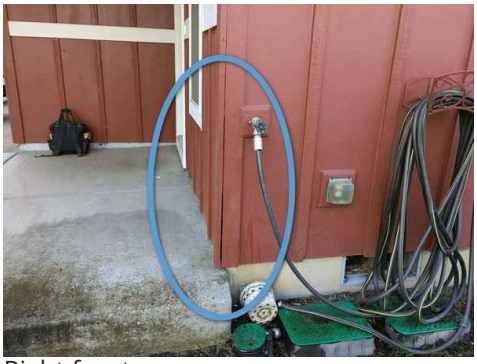
2.1.4 Wall Cladding, Flashing, and Trim

Minor Defect / Maintenance / Monitor Item

LOOSE, MISSING, OR DAMAGED TRIM

Issue: The trim is loose or missing in some areas and needs repair. Loose or missing trim could potentially allow water entry and damage to the structure.

Remedy: Repair by a contractor or handyman


Right front corner


Trim is loose

2.2.1 Doors

Minor Defect / Maintenance / Monitor Item

DOORBELL INOPERABLE

The front doorbell is broken and does not ring inside the home when you push it. Have it repaired if you like to hear the doorbell.


Rear, South side

2.2.2 Doors

Minor Defect / Maintenance / Monitor Item

TRIM PIECE LOOSE ON DOOR

The rear door facing Rasmussen Street has loose vinyl trim around the window. Repair as necessary or replace.


Loose trim, damaged

2.3.1 Windows

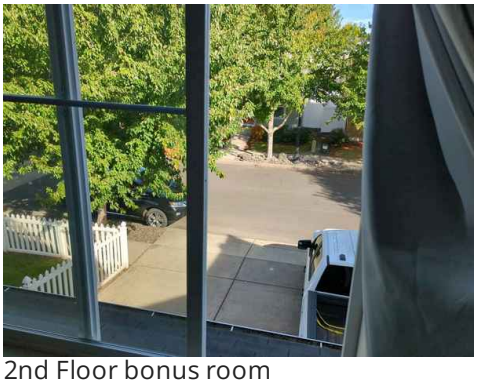
Minor Defect / Maintenance / Monitor Item

MISSING OR DAMAGED SCREEN

MULTIPLE AREAS

Issue: There are missing or damaged screens for some windows. Screens in good working condition are important to help prevent pests and insects from entering the home. Pests and insects can potentially cause health related issues.

Remedy: Have screens repaired or installed as necessary.


2nd Floor bonus room


2nd Floor Bedroom

2.5.1 Driveways, Patios, Walkways

Safety Item

TRIP HAZARD

FRONT PUBLIC SIDEWALK, REAR PUBLIC SIDEWALK

Issue: Some areas of the walkways are uneven and are a potential trip hazard. Vertical offsets in walkways of approximately 3/8" or greater are noted as trip hazards.
Remedy: Have a contractor repair the walkway. Repair is often accomplished by grinding off the concrete to smooth out the surface.


Front public walk away, tree roots have damaged sidewalk


Rear public sidewalk offset


Offset is a trip hazard

2.8.1 Miscellaneous

Minor Defect / Maintenance / Monitor Item

FENCING NEEDS REPAIR

DAMAGED TO LEFT SIDE GATE

While beyond the scope of the home inspection, I like to point out extra little items like fencing that needs repair. The fencing and gates need some repair on this home.

3: ROOFING

		SA	NI	NP	RR
3.1	Roof Coverings				X
3.2	Roof Flashing				X
3.3	Skylights, Chimneys and Roof Penetrations	X			
3.4	Gutters and downspouts	X			

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Method roof viewed

Walked roof

General roof photos

A few general photos of the roof areas.

Roof Coverings: Roof covering materials

3-Tab, Asphalt/Fiberglass

Roof Coverings: Roof covering layers

1

Roof Coverings: Architectural composition shingles

The roof covering is architectural shingles. This type of shingle, with care and maintenance has a typical lifespan of 20-25 years, however various factors can affect the performance.

Skylights, Chimneys and Roof Penetrations: Number of chimneys

0

Skylights, Chimneys and Roof Penetrations: Chimney (exterior)

N/A

Skylights, Chimneys and Roof Penetrations: Number of skylights

0

Gutters and downspouts: Drainage general info

Maintenance Tip: Maintain the home's drainage systems and landscaping for proper water management. Gutters and downspouts should be kept free of debris that can impede water drainage and to prevent over flowing which can deposit large amounts of water next to the home's foundation. Underground drains should be operational and any drainage issues noticed should be repaired right away. Any downspouts not having underground drains should have extensions that deposit water 5 to 6 feet away from the home's foundation. All landscaping, patios, walkways, or surfaces that shed water should slope away from the home. Proper gradient is a 5% slope away from the home which equates to 6 inches of drop in 10 feet.

Limitations

Gutters and downspouts

UNDERGROUND DRAINS NOT VISIBLE

Underground drainage and runoff systems, if present, are not visible for inspection. I cannot see any underground drains and am unable to determine if they are functional.

Observations

3.1.1 Roof Coverings

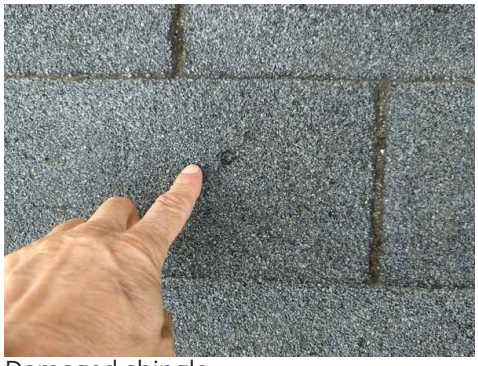
Summary Item

ROOF COVERING NEEDS REPAIRS / MAINTENANCE

Damaged shingles, Heavy granule loss

Issue: The roof covering needs repairs / maintenance to correct the mentioned items. It is important to make roof repairs in a timely manner to prevent leaking and protect the structure.
Remedy: Have repairs / maintenance performed by a roofing contractor to protect the structure from water intrusion


Damaged shingle


Damaged shingle


Horizontal cracking of shingles


Horizontal cracking and granule loss of shingles


Heavy granule loose under downspout


Heavy granule loss under downspout

3.1.2 Roof Coverings

Summary Item

ROOF END OF LIFE

Issue: The roof covering appears to be at the end of its useful life given appearance, and should be reviewed by a roofer for further recommendations regarding time frame and cost for replacement.
Remedy: Have a roofer review the roof for recommended time frame for replacement.
Recommended time frame: During your contingency period

3.2.1 Roof Flashing

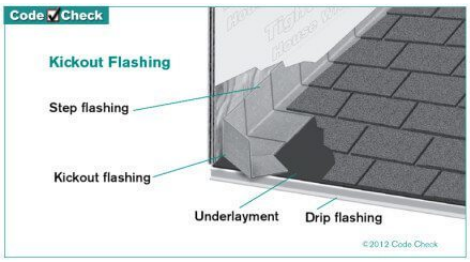
Summary Item

MISSING OR INADEQUATE KICKOUT FLASHING

FRONT, REAR

Issue: There is missing, damaged, or inadequate kickout (diverter) flashing at some roof / wall intersections. Kickout flashing directs water away from the side wall and into the gutter to prevent water running down and potentially behind the wall cladding causing damage to the structure. Kickout flashing should be a minimum 4x4 inches for proper water management. Older homes did not require it, but it is a very good item to have installed for water management because the roof / wall intersection is a problematic area for water intrusion.

Remedy: Have a roofing contractor add / repair a full sized (4x4 inches) kickout flashing properly integrated with step flashing and water resistive barrier to areas not having one or where inadequate / damaged.



Kickout flashing


Undersized and inadequate kick out flashings


Kick out flashing is not properly sealed


Rear


Front

4: GARAGE / CARPORT

		SA	NI	NP	RR
4.1	Garage Ceilings	X			
4.2	Garage Walls	X			
4.3	Garage Floor	X			
4.4	Garage Windows			X	
4.5	Overhead Door(s)				X
4.6	Occupant Door (garage to inside of home)	X			
4.7	Garage Door Operators				X
4.8	Service door			X	
4.9	Garage stairs, steps, railings	X			

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Garage Type
Two car attached

Roof Covering
Same as house

Siding material
Same as house

Siding style
Same as house

Garage Floor: **Fire safety and attached garages**

Any time an attached garage has appliances such as washer / dryer, refrigerators, water heaters, or other sources of ignition that have an electric motor or open flame that is less than 18 in from the floor, it is good practice to elevate these items 18 from the floor. Open flames or electric motors can generate an ignition source for flammable vapors such as gasoline in the garage. Lots of people put refrigerators and washers and dryers in their garage and in this case it's a good practice to not store any flammable chemicals or park in the garage unless these items are elevated. Often times in homes that we inspect there are appliances in the garage that will be gone when you move in however we point these out for your fire safety education.

Overhead Door(s): **Number of Overhead Garage Doors**
One automatic

Garage Door Operators: **Photo sensors reverse for overhead door**
Reverse door as expected

Garage Door Operators: **Pressure reverse for overhead door**
Not tested

Limitations

General Info

LIMITATIONS

Storage items, Shelving, Floor, Walls

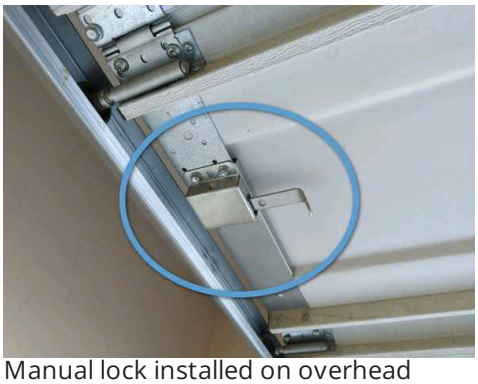
Observations

4.5.1 Overhead Door(s)

Minor Defect / Maintenance / Monitor Item

MANUAL LOCK INSTALLED ON AUTOMATIC OVERHEAD DOOR

Issue: There is a manual lock installed on the overhead door that has an automatic door opener. If the door opener is operated with the lock engaged, it could damage the door, the opener, and potentially cause the door to come off of the track and fall.
Remedy: Remove or disable the lock
Additional notes: Click here to read the $800 button push

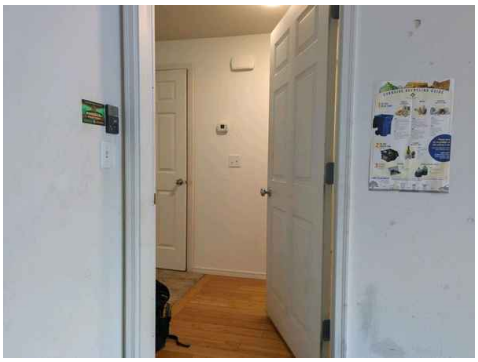


Manual lock installed on overhead door with opener

4.6.1 Occupant Door (garage to inside of home)

Safety Item

SELF CLOSE HINGES - UPGRADE RECOMMENDED



Issue: There is no self-closing hinges on the garage occupant door that automatically closed the door. Self-clothing hinges are a safety feature to help protect against fire and carbon monoxide entry into the home.

Remedy: Consider adding self-closing hinges to the garage occupant door for additional fire and CO safety.

Additional Information: Current safety standards require them. It may not have been a requirement when this home was built, however, it is a recommended fire safety upgrade and is the current standard. However small children will be present, self-closing doors can be dangerous for children and fingers which could get slammed in the door. This is a personal choice and many people choose to not have self-closing doors when they have small children.

4.7.1 Garage Door Operators

Safety Item

PHOTO SENSORS INSTALLED TOO HIGH

Photo sensors installed too high

Issue: The photo sensors on the garage door are installed higher than 6" above the garage floor. Manufacturer directions indicate a maximum height of 6" above the floor for safety and to prevent injury.

Remedy: Have the photo sensors adjusted to be installed within 6 inches of the floor.

Recomended time frame: Immediately if small children will be present

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4.7.2 Garage Door Operators

Safety Item

DOOR CONTROLLER INSTALLED TOO LOW

Issue: The garage door opener control is installed less than 5 feet tall above the walking surface. Manufacturers specify installation at least 5 feet above the walking surface to avoid small children from operating the door. This is a safety hazard for small children.
Remedy: Have the controller raised to be at least 5 feet above walking surface.
Recommended timeframe: Immediate if small children will be present
Additional notes: We measure from wherever a person would stand to operate the controller such as a landing or step next to the controller.

Typical garage door manufacturer safety sticker

We're a child would stand to operate the door opener

Hoping there is a little over 4 ft above the adjacent walking surface

5: INTERIORS

		SA	NI	NP	RR
5.1	Ceilings	X			
5.2	Walls				X
5.3	Floors	X			
5.4	Windows	X			
5.5	Doors	X			
5.6	Steps, Stairways, Balconies, Railings	X			
5.7	Counters, Cabinets, Closets	X			

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Information

Inspection general information

The inspector will inspect accessible and visible areas of the home. Inspectors do not move personal belongings or furniture and do not climb on personal belongings or furniture to reach areas such as windows or cabinets. In furnished, staged, or lived in homes, some areas may not be visible or accessible during the home inspection, and will not be inspected or commented on.

Limitations

General Info

PERSONAL BELONGINGS OR STORAGE LIMITS INSPECTION

Any areas of the home that contain storage items or personal belongings limit the inspection in those areas. Areas not accessible or visible are not inspected or commented on, and could potentially hide unknown issues.

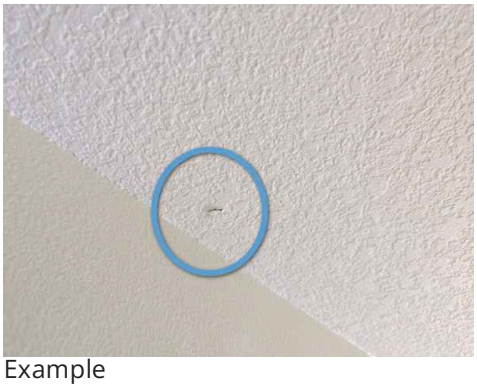
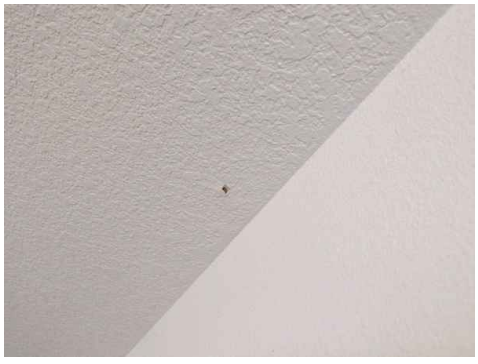
Observations

5.1.1 Ceilings

Minor Defect / Maintenance / Monitor Item

NAIL POPS

There are a few 'nail pops' around the home where the nail heads have pushed the sheetrock / spackle out and has a bump on the ceiling. This is cosmetic in nature and normal to see in most houses at some point. Repair as necessary.

Example

5.2.1 Walls

Minor Defect / Maintenance / Monitor Item

NORMAL DRYWALL HAIRLINE CRACKING

There were some typical hairline cracking in the drywall around the home. This appears cosmetic in nature and is likely due to minor settlement or improper joint preparation. Repair as necessary.

2nd Floor Bathroom

5.2.2 Walls

Minor Defect / Maintenance / Monitor Item

HOLE IN WALL

2ND FLOOR BEDROOM

Issue: There is a hole in the wall that needs repair. Holes in interior walls are in general considered a cosmetic item, however, in places such as under sinks and cabinets holes in walls could allow pest entry and should be sealed.

Remedy: Repair as necessary

5.2.3 Walls

Minor Defect / Maintenance / Monitor Item

MOISTURE DAMAGE BASEBOARD

2ND FLOOR HALLWAY BATHROOM

Issue: There is moisture damage to a baseboard.

Remedy: Have it repaired / replaced.

Recommended time frame: When feasible

5.7.1 Counters, Cabinets, Closets

Minor Defect / Maintenance / Monitor Item

SEAL HOLES AROUND PIPES

KITCHEN SINK

It's a good recommendation to seal any holes around plumbing pipes under sinks to prevent air movement in cavities, to prevent water potentially entering the gaps under the cabinet, and to help prevent pest entry.

6: STRUCTURAL COMPONENTS

		SA	NI	NP	RR
6.1	Roof Structure and Attic	X			
6.2	Ceilings (Structural)	X			
6.3	Walls (Structural)	X			
6.4	Floors (Structural)	X			
6.5	Foundations, Basement and Crawlspace	X			
6.6	Columns, Piers and Beams		X		

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Roof Structure and Attic: Roof-Type
Shed, Gable

Roof Structure and Attic: Roof Structure
Engineered wood trusses, OSB sheathing

Roof Structure and Attic: Attic access
Scuttle hole

Roof Structure and Attic: Attic access location
Laundry / utility room

Roof Structure and Attic: Method used to observe attic
Walked

Roof Structure and Attic: Attic #1 general photos
General photos of the attic space.



Ceilings (Structural): **Ceiling Structure**
Top side of ceiling not visible

Walls (Structural): **Wall Structure**
Main wall structure not visible, Wood construction, Strip footings, Pony walls

Floors (Structural): **Floor Structure**
Engineered floor joists

Foundations, Basement and Crawlspace: **Foundation Type**
Crawlspace, Poured concrete

Foundations, Basement and Crawlspace: **Method used to observe Crawlspace**
Crawled

Foundations, Basement and Crawlspace: **Crawlspace #1 general photos**

Some overall general photos of the crawlspace.






Foundations, Basement and Crawlspace: **Crawl space entry location**
Hall closet

Foundations, Basement and Crawlspace: **Typical foundation shrinkage cracks**

There are some typical vertical cracks in the foundation wall. All concrete cracks, and these appear to be typical shrinkage cracks. No action is necessary.

Notes: cracks from hairline to 1/8 inch are generally considered negligible and do not indicate a structural issue. Ensure the downspouts are properly functioning and get water away from the foundation at least 5 feet.

Columns, Piers and Beams:
Columns or Piers
Not visible

Limitations

Ceilings (Structural)
CEILING TOP SIDE NOT VISIBLE - INSULATION
The ceiling structure is mostly not visible for inspection due to installed insulation in the attic.

Walls (Structural)
WALL STRUCTURE NOT VISIBLE
The wall structure is mainly not visible or able to be inspected due to wall coverings such as drywall.

Floors (Structural)
FLOOR UNDERSIDE NOT VISIBLE - INSULATION
The floor structure is not visible for inspection in some areas due to installed insulation.

Columns, Piers and Beams
NOT VISIBLE
Columns, piers, or beams, if existing, are not visible for inspection.

7: ELECTRICAL SYSTEM

		SA	NI	NP	RR
7.1	Service Entrance Conductors	X			
7.2	Service Equipment / Electrical Panels	X			
7.3	Branch Circuit Conductors	X			
7.4	Connected Devices and Fixtures				X
7.5	Polarity and Grounding	X			
7.6	GFCI / AFCI Outlets and Breakers				X
7.7	Smoke Alarms	X			
7.8	Carbon Monoxide Alarms				X

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Service Entrance Conductors: **Service entrance location**

Exterior of home, Left side

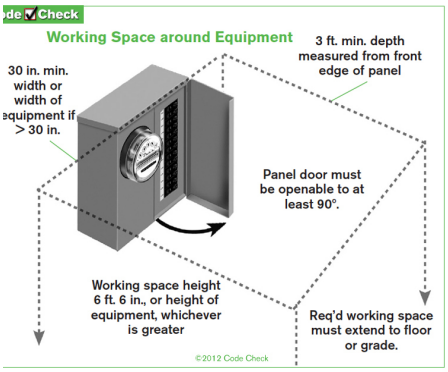
Service Entrance Conductors: **Service Entrance Conductors**

Below ground, Aluminum, 240 volts

Service Equipment / Electrical Panels: **Main panel location**

garage

Maintain proper clearance around electrical panels which is 30 inches wide measured either from the centerline (15 inches each way) or from one edge of the panel, 3 feet to the front of the panel, and all the way from 6 feet 6 inches high to the floor. It is important to keep this area clear for working access and for quick access in the event of an emergency.



Working clearance around electrical panels

Service Equipment / Electrical Panels: **Main disconnect location**

At main panel

Service Equipment / Electrical Panels: **Panel Type**

Circuit breakers

Service Equipment / Electrical Panels: **Panel Manufacturer**

SQUARE D

Service Equipment / Electrical Panels: Main panel capacity
200 AMP

Service Equipment / Electrical Panels: Service grounding conductor
Appears to be properly grounded, Ground present in panel

Service Equipment / Electrical Panels: Main panel inspected
The main electrical panel was inspected.

Branch Circuit Conductors: Branch Wiring Type
NMB (Non-metallic)

Branch Circuit Conductors: Branch Wiring Material
Copper, Stranded Aluminum

GFCI / AFCI Outlets and Breakers: Test AFCI / GFCI

I recommend testing any existing AFCI / GFCI breakers or receptacles monthly to ensure proper operation.

Smoke Alarms: Smoke alarm information

Recommended Immediately: Replace all smoke alarms upon move in unless you know the absolute age. If the detectors are 10 years or older, replace them as recommended by the NFPA (National Fire Protection Agency). Test all smoke alarms upon move in to ensure proper operation, and test monthly or as recommended by the manufacturer. Replace all smoke alarm batteries yearly or immediately upon low battery notification. Please Note: Smoke alarms are not always tested. Alarms are inspected for the presence of absence of alarms. It can be difficult to determine if smoke alarms are working properly. Smoke alarms are not tested if there is a security system. It is recommended to have all dual function smoke alarms of type ionization and photoelectric as they provide the best protection. The safest combination is hardwired plus battery backup dual function detectors. Smoke alarm placement requirements when selling a home varies by state.

Carbon Monoxide Alarms: Carbon monoxide alarm information

I recommend testing Carbon Monoxide (CO) detectors upon move-in, weekly or per manufacturer directions and changing batteries upon move-in and yearly. Please note that Carbon Monoxide detectors are required in a common area on each level of the home including basements and habitable attics. Replace CO detectors per manufacturer instructions, typically every 5 years. I recommend replacement of CO detectors upon move in unless you know the exact age. Please note that carbon monoxide detectors are not always tested. The absence or presence of detectors is what is inspected.

Observations

7.4.1 Connected Devices and Fixtures

Minor Defect / Maintenance / Monitor Item

MISSING KNOB ON FAN SWITCH

The fan switch at the master bedroom needs to have a knob installed on the metal rheostat control.

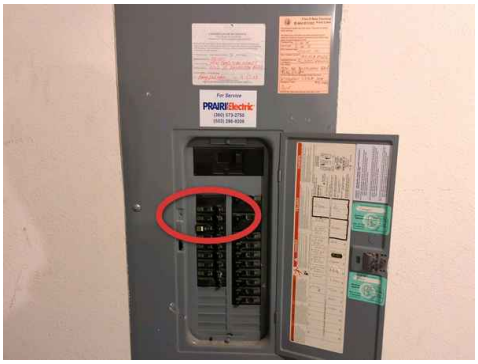
7.6.1 GFCI / AFCI Outlets and Breakers

Safety Item

AFCI NOT INSTALLED FOR REQUIRED LOCATION

NO ARC FAULT FOR BEDROOM CIRCUIT, ARC FAULT WAS REQUIRED FOR BEDROOMS IN 2008

In new construction current standards require afci on all 15 and 20 amp breakers for conditioned areas of the home. There is an area with a 15 or 20 amp branch circuit that does not have AFCI protection as required. Have this repaired by an electrician as it is a current safety requirement.



7.8.1 Carbon Monoxide Alarms

Safety Item

WA - NO CO ALARM IN REQUIRED AREA

LOCATION: 2ND FLOOR HALLWAY

Issue: There is no carbon monoxide alarm located in a required area.

Remedy: Have a CO alarm installed in the required area.

Recommended time frame: Immediate

Additional notes: in WA, when selling a home, Carbon Monoxide alarms are required in a common area on each level of the home, in the immediate vicinity of sleeping rooms, in basements and habitable attics.

8: PLUMBING SYSTEM

		SA	NI	NP	RR
8.1	Drain, Waste and Vent	X			
8.2	Water Supply, Distribution and Fixtures				X
8.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	X			
8.4	Main Water Shut-off	X			
8.5	Fuel Storage and Distribution Systems	X			
8.6	Main Fuel Shut-off	X			
8.7	Sump Pump / Ejector Pump			X	
8.8	Central Vacuum System			X	

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Drain, Waste and Vent: Waste system type
Appears to be:, Public sewage, Unable to determine

Drain, Waste and Vent: Waste piping material
ABS

Drain, Waste and Vent: Recommend sewer line inspection

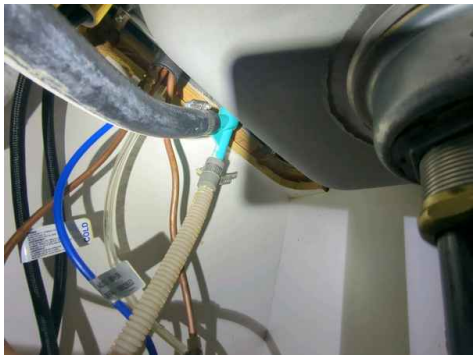
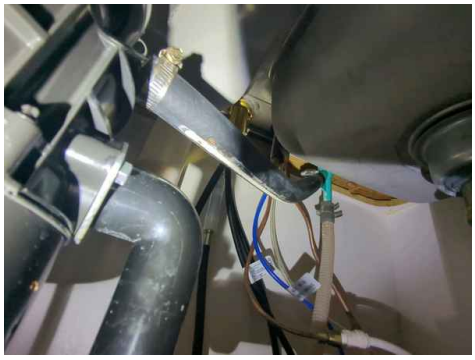
We recommend having a sewer line inspection from the house to the street / septic to determine the condition of the main sewer line. It's a good idea to have one done because any sewer line repairs, if necessary, can be costly depending on the repair and the location.

Drain, Waste and Vent: Notes regarding testing of fixtures

Overflow drains are not tested during the home inspection as the sinks and bathtubs are not filled to capacity. This is for two reasons. Number one is to reduce the possibility of overflow and water incidents. Secondly overflow drain lines for tubs and sinks, especially in older installations may have dried out cracked rubber seals and a greater possibility of leaking. In general, overflow drains are emergency devices and not meant for daily use. Sinks, tubs, showers, and toilets are tested for normal operation, hot and cold where applicable, and proper drainage. While we do run water at all accessible fixtures during the home inspection, it may not be enough to discover an issue that will only be apparent after moving in and operating the plumbing system under a full working load. The home inspection cannot simulate a full plumbing load on the home. Homes that have been vacant for some time also pose a special challenge in that the plumbing has not been under a full load for however long it has been vacant making it more difficult to spot issues and to predict how the home's plumbing system will perform under a normal full working load.

Drain, Waste and Vent: Past leaking evident
Staining on multiple drain line areas under the kitchen sink

There are some staining or signs of past leaking at a drain pipe. I did not notice any current leaking. Monitor for any future occurrences.

Water Supply, Distribution and Fixtures: Water Source
Public

Water Supply, Distribution and Fixtures: Water Meter Location (if public)
front of home by street


Water Supply, Distribution and Fixtures: Approximate water pressure
Not tested, Unknown

Normal residential city water pressure is from 40-80 PSI. Well water systems are typically from 30-50 PSI. Less than 30 PSI may be too low to adequately have enough flow for multiple fixtures in the home running simultaneously. More than 80 should be avoided due to risk of damage to appliances and water distribution lines.

Water Supply, Distribution and Fixtures: Incoming water line material
PEX

Water Supply, Distribution and Fixtures: Water distribution piping material
CPVC

Water Supply, Distribution and Fixtures: Winterize hose bibs

Winterize exterior hose bibs in the colder months to prevent potential freezing and damage to the home. Here are some useful tips.

- Remove your water hose from the hose bib in cold weather
- If the hose bib is not frost free, locate the hose bib shutoff if existing and turn off water to the fixture

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water heater #1

Brand: Bradford White
Energy type: Gas
Location in home: Garage
Capacity: 40 gallon
Approximate age: 17 years
TPR valve present: Yes
TPR extension present: Yes
Deferred cost: Yes

The typical life expectancy of all water heaters is estimated to be 10-12 years. You can potentially extend the life with yearly maintenance including servicing by a plumber, changing the anode rod(s), and draining the tank to help eliminate sediment (excluding tankless). Water heaters 10 determined to be 10 years and older are marked as deferred cost, and recommended to be budgeted for replacement.

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Location
Garage

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Capacity
40 gallon

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Power Source
Gas (quick recovery)

Hot Water Systems, Controls, Chimneys, Flues and Vents: Manufacturer
BRADFORD-WHITE

Hot Water Systems, Controls, Chimneys, Flues and Vents: Temperature Pressure Relief Valve and Piping
Present

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water temperature measured

115-120

Typical hot water temperature range is between 110 and 120. Be aware that temperatures above 120 are considered a scalding hazard and the water heater should be turned down to maintain water temperatures at or below 120 Fahrenheit.

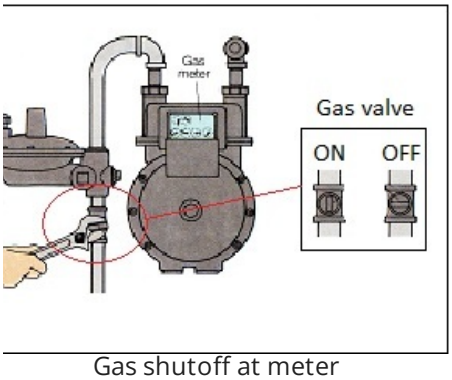
Main Water Shut-off: Water shutoff location

Coat closet, At meter

You should note your main water shutoff location in case you need to quickly turn off the water in case of emergency. It's always good to test the shutoff to make sure it works properly before you actually need it in an emergency. It's a good idea to test it during normal business hours in case you need a plumber and be ready to shut off water at the meter if a leak develops when testing. If no shutoff is available in the home, and you have a water meter, a T handle water key is a helpful tool to turn the water off quickly. An example of a T handle water key is shown below, and is available at any home improvement store.

Main Fuel Shut-off: Shutoff at gas meter

The main fuel shut off is at the gas meter on the exterior of the home. Recommend knowing where the shutoff valve is located and having a wrench available to shut off gas quickly in case of an emergency.



Gas shutoff at meter

Limitations

Water Supply, Distribution and Fixtures

LIMITATIONS

Ceiling / wall / floor covering, Insulation

There was some limitations on visibility of the water piping or plumbing fixtures. Not all areas were inspected.

Water Supply, Distribution and Fixtures

IRRIGATION SYSTEM NOT INSPECTED

The home is equipped with an irrigation system. This system is mostly underground and not visible, is beyond the scope of the home inspection, and was not inspected. I recommend an irrigation company test your irrigation system to verify it is working properly and does not have any leaks. You may also need yearly testing of the backflow prevention device by a certified tester. The Clark County irrigation safety document is a good document for your reference.

Additional notes: Monitor and ensure sprinkler heads do not direct water on the home.

Water Supply, Distribution and Fixtures

WATER PRESSURE NOT TESTED

COULD NOT SCREW PRESSURE GAUGE ONTO HOSE BIB, NON TYPICAL THREADS

There was nowhere to feasibly check water pressure. I did not check the pressure.

Observations

8.2.1 Water Supply, Distribution and Fixtures

Minor Defect / Maintenance / Monitor Item

CAULK / GROUT WORK NEEDED

Multiple areas bathrooms around tubs showers countertops etc

Issue: There is missing or failed caulk or grout in some areas where it is necessary to prevent water intrusion. Keep caulk / grout in good condition at countertops, sinks, showers, tubs, and floor areas around tubs and showers to prevent potential water entry in areas around plumbing fixtures. Some areas are in need of maintenance.

Remedy: Repair caulk or grout as needed.

8.2.2 Water Supply, Distribution and Fixtures

Safety Item

CROSS CONTAMINATION HAZARD

Shower sprayer hose hangs below tub rim, Bidet

Issue: There is a cross contamination hazard that needs correction for safety.

Remedy: Provide an air gap or have a backflow preventer installed.

Additional notes and more information: For health safety reasons, plumbing fixtures such as hose bibs, irrigation systems, dishwashers, sinks, bathtubs, bidets, etc require either backflow prevention devices or an air gap to prevent water being siphoned backwards into the home's water supply. Backflow preventers on hose bibs and irrigation systems are safety devices that prevent water flowing backwards into a home's water supply. An air gap of at least 1 inch for sink and tub faucets above the basin rim also prevents water from being able to flow backwards into the home's water supply in some circumstances. Condensate drain lines from air conditioners, high efficiency furnaces, and water softeners also need an air gap to prevent contamination of the equipment.

8.2.3 Water Supply, Distribution and Fixtures

Minor Defect / Maintenance / Monitor Item

SLOW DRAINAGE AT FIXTURE

2ND FLOOR HALLWAY BATHROOM BATHTUB

Issue: There is slow drainage at a sink or bathtub. Often, cleaning out the drain or trap can resolve this issue.

Remedy: Clean out the trap or drain, and if that does not resolve the issue, contact a plumber for repair.

8.2.4 Water Supply, Distribution and Fixtures

Minor Defect / Maintenance / Monitor Item

NO PAN UNDER WASHING MACHINE

Issue: There is no pan under the washing machine. This increases the risk of water damage if the washer leaks.

Remedy: Have a pan installed under the machine.

8.3.1 Hot Water Systems, Controls, Chimneys, Flues and Vents

Minor Defect / Maintenance / Monitor Item

CORROSION ON FITTINGS

There is some corrosion around the fittings for the water heater where galvanized piping and Copper piping are connected to copper piping causing dissimilar metal corrosion. Recommend monitor and repair as necessary if leaking occurs. You can prevent corrosion by installing dialectric connectors in this location to separate the dissimilar metals.

9: HEATING / COOLING SYSTEMS

		SA	NI	NP	RR
9.1	Heating Equipment	X			
9.2	Operating Controls	X			
9.3	Safety Controls	X			
9.4	Distribution Systems and Supporting Equipment				X
9.5	Presence of Installed Heat Source in Each Habitable Room	X			
9.6	Gas/LP Firelogs and Fireplaces	X			
9.7	Chimneys, Flues and Venting (fireplaces, water heaters, heat systems)	X			
9.8	Solid Fuel Heating (Fireplace, Woodstove)			X	
9.9	Cooling Equipment				X

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Heating Equipment: Heating Equipment Types
Forced air gas furnace

Heating Equipment: Heating Equipment Energy Source
Natural gas

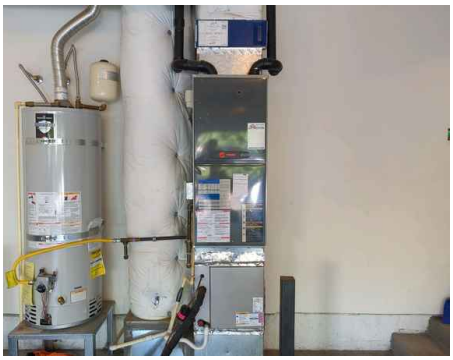
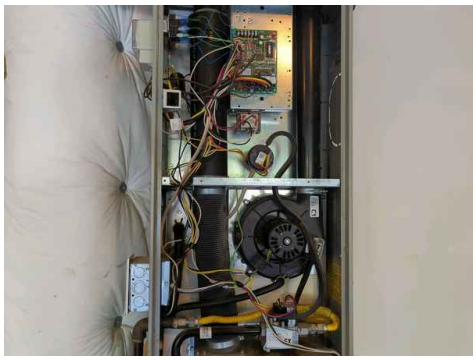
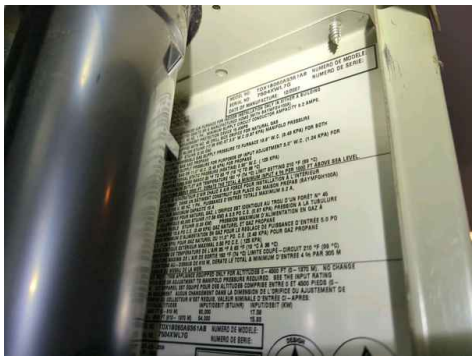
Heating Equipment: Heat System Brand
Trane

Heating Equipment: Number of Heat Systems (excluding wood)
One

Heating Equipment: Furnace location
garage

Heating Equipment: High-efficiency Gas furnace
Approx. age in years: 17

This furnace unit is forced air, high efficiency, gas furnace. Typical lifespan of the average gas furnace / heat exchanger is 15 - 20 years. You can identify potential problems and extend the life of your furnace with regular servicing and inspection by an HVAC technician. Certain limitations exist for a visual inspection of the gas furnace including the heat exchanger which is not visible for inspection. We recommend having the furnace's heat exchanger evaluated when it is serviced by an HVAC technician.

Heating Equipment: (T) Gas furnace normal temp

Temperature recorded: 119 F, about 46 degree temperature split

The gas furnace was operated using thermostat controls and the output temperature at the register was within normally expected temperature ranges for a furnace of this kind. Typical air temperatures at the register for gas furnaces is around 100-130 degrees at the register. Other variables will affect this temperature such as distance from the furnace, type, age and efficiency of the furnace.

Heating Equipment: (D) Deferred cost gas furnace

Approx. age in years: 17

The typical life expectancy of a gas furnace is 15 to 20 years. Due to the age of your furnace I recommend you consider budgeting for a new unit. This does not mean it may fail soon, only that according to industry statistics, it is nearing the end of service life.

Heating Equipment: Service Status

Recommend servicing, Service log indicates more than 12 months since last service

Given appearance of the unit, we try and estimate if the unit is due for service and has or has not been maintained.

Distribution Systems and Supporting Equipment: Ductwork

Insulated

Distribution Systems and Supporting Equipment: Filter Location

at the air handler, garage

Distribution Systems and Supporting Equipment: Filter Type

Disposable

Distribution Systems and Supporting Equipment: Filter Size

20x20

Gas/LP Firelogs and Fireplaces: Number of fireplaces

1

Gas/LP Firelogs and Fireplaces: Types of fireplaces

Vented gas logs

Gas/LP Firelogs and Fireplaces: Gas fireplace operated

I inspected and operated the gas fireplace. I recommend inspection and servicing of the fireplace yearly to ensure it is operating safely and efficiently. I am unable to see the flue connector and piping for inspection. Be sure and clean under the fireplace yearly to remove dust and cobwebs which could interfere with ignitor operation. For your information, if you are a Northwest Natural gas customer, you can schedule a free inspection and testing of your gas

appliances. Here is a link for more information.
https://www.nwnatural.com/CustomerService/EquipmentServices/InspectionInformation

Solid Fuel Heating (Fireplace, Woodstove): Solid fuel burning appliances
None

Solid Fuel Heating (Fireplace, Woodstove): Number of Wood Stoves
None

Cooling Equipment: Cooling Equipment Types
Air conditioner unit

Cooling Equipment: Number of Cooling Systems
One

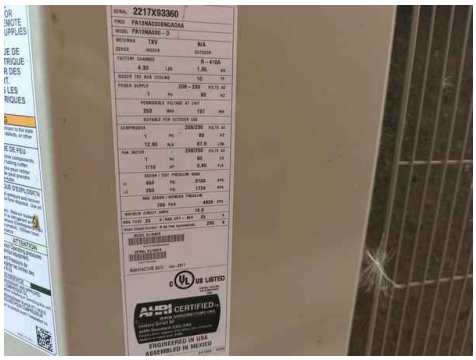
Cooling Equipment: Cooling Equipment Energy Source
Electricity

Cooling Equipment: Cooling Equipment Brand(s)
PAYNE

Cooling Equipment: Air conditioner - Unit #1
Approx. age in years: 7

The home has an air conditioner installed. Typical life expectancy of an air conditioner compressor is 12-15 years.

I recommend yearly servicing by an HVAC technician.



Cooling Equipment: (T) AC cooling temp normal
Temperature recorded: 49 F, about 24 degree temperature split

The air conditioner was operated and the temperature at the registers was within the normal expected range (14-22 degrees lower than ambient).

Observations

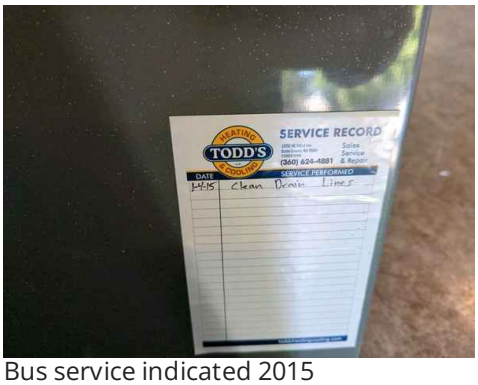
9.1.1 Heating Equipment

Minor Defect / Maintenance / Monitor Item

RECOMMEND SERVICING

Issue: I was unable to determine the last time the HVAC was serviced or it is overdue according to the service log. HVAC heating appliances should be serviced yearly including heat exchanger inspection if they are a gas burning furnace.

Remedy: Servicing followed by yearly servicing by an HVAC technician. Yearly servicing helps identify issues earlier and keep the appliance operating in its peak efficiency and performance.



Bus service indicated 2015

9.1.2 Heating Equipment

Minor Defect / Maintenance / Monitor Item

PAST LEAKING IN HIGH EFFICIENCY FURNACE CABINET

NO LEAKING NOTED DURING OPERATION AT THE INSPECTION

Issue: There is some rust / damage in the high efficiency furnace cabinet indicating past leaking. High efficiency condensate is corrosive.

Remedy: Further review by an HVAC contractor along with any necessary repairs.

Additional notes: Leaking and rust in the cabinet can damage the equipment and any active leaking repaired promptly.

9.4.1 Distribution Systems and Supporting Equipment

Minor Defect / Maintenance / Monitor Item

DUCTWORK NOT PROPERLY SUPPORTED

IMPROPERLY SUPPORTED IN SOME AREAS OF THE CRAWL SPACE

Issue: The HVAC ducting is not properly supported on some areas. Ductwork should be supported approximately every 4 feet, should not be laying on the ground, should not be tied to other piping or electrical wiring for support, and not have big sagging areas. This can be conducive to pest entry and damage to the ductwork, and also cause condensation in the duct work from laying on the cold ground. This could potentially lead to moisture related issues in the duct work and pest intrusion.

Remedy: Have a contractor repair any areas lacking proper support.

9.4.2 Distribution Systems and Supporting Equipment

Minor Defect / Maintenance / Monitor Item

NO LOCKING REFRIGERANT CAPS AT AC / HEAT PUMP

Issue: There are no locking refrigerant caps on the AC / heat pump compressor. This is to prevent unauthorized access to the refrigerant chemicals.

Remedy: Have an HVAC contractor add locking refrigerant caps.

Recommended time frame: When unit is next serviced

Sample image of locking refrigerant caps

9.6.1 Gas/LP Firelogs and Fireplaces

Minor Defect / Maintenance / Monitor Item

AREA UNDER FIREPLACE NEEDS CLEANING

Issue: Maintenance needed.There is dust and cobwebs under the gas fireplace. Dust and cobwebs may affect operation of the fireplace such as making it difficult to light.

Remedy: Clean out dust and cobwebs now. Clean it periodically such as once per year.

9.9.1 Cooling Equipment

Minor Defect / Maintenance / Monitor Item

RECOMMEND SERVICING

Air conditioners and heat pumps should be serviced yearly. I was unable to determine the last time the air conditioner was serviced. The service log is often visible as a sticker on the air handler and this is where we check for any indication of servicing. The absence of a sticker in a service log on the machine does not necessarily mean it has not been serviced. I recommend servicing at the beginning of the next cooling season or now, as applicable.

9.9.2 Cooling Equipment

Minor Defect / Maintenance / Monitor Item

DIRTY COMPRESSOR FINS

Issue: The compressor fins at the AC compressor are dirty and clogged with dust and debris. This will cause the air conditioner to operate at less than optimal efficiency and airflow.

Remedy: Have the fins cleaned by an HVAC contractor or any qualified person.

Recommended time frame: When feasible

Additional notes: Fins can be cleaned with a soft brush and vacuum. Be aware that the fins are very fragile and easily damaged.

Close up of compressor fins clogged with dust and debris

Compressor fins clogged with dust and debris

10: INSULATION AND VENTILATION

		SA	NI	NP	RR
10.1	Insulation in Attic				X
10.2	Insulation Under Floor System	X			
10.3	Vapor Retarders (in Crawlspace or basement)	X			
10.4	Ventilation of Attic and Foundation Areas				X
10.5	Venting Systems (Kitchens, Baths and Laundry)				X
10.6	Ventilation Fans and Thermostatic Controls in Attic			X	
10.7	HRV / ERV			X	

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Insulation in Attic: **Attic Insulation types**

About R38 fiberglass, 13 inches

Fiberglass loose fill

Insulation Under Floor System: Floor System Insulation
Fiberglass batts

Ventilation of Attic and Foundation Areas: Attic ventilation
Soffit Vents, Passive

Ventilation of Attic and Foundation Areas: Crawlspace ventilation
Perimeter venting

Underfloor spaces should have approximately 1 square foot of venting for each 150 square feet of floor space unless it is an encapsulated and conditioned area.

Venting Systems (Kitchens, Baths and Laundry): Kitchen exhaust
Vented

Venting Systems (Kitchens, Baths and Laundry): Dryer vent material
Metal

Venting Systems (Kitchens, Baths and Laundry): Dryer power source
240 Electric

Venting Systems (Kitchens, Baths and Laundry): Periodic cleaning dryer vent
Right side

I recommend knowing the location of the dryer exhaust vent and having the vent piping cleaned periodically / yearly as needed to prevent the buildup of lint which can be a fire hazard. Have the dryer vent inspected by a duct cleaner upon move-in to determine if it needs cleaning.

Observations

10.1.1 Insulation in Attic

Minor Defect / Maintenance / Monitor Item

INSULATION DAMAGED FROM FOOT TRAFFIC

A LITTLE SMASHED DOWN BY HATCH AND IN A FEW SMALL AREAS

Issue: The insulation is tamped down in some areas of the attic due to foot traffic. This will result in the loss of efficiency in these areas.

Remedy: Redistribute or add insulation in damaged / lacking areas as necessary to bring the insulation back up to other installed levels.


Insulation tamped down from foot traffic

10.2.1 Insulation Under Floor System

Minor Defect / Maintenance / Monitor Item

INSULATION FALLING DOWN / MISSING / DAMAGED

STARTING TO FALL DOWN ONE AREA RIGHT SIDE OF CRAWLSPACE

Issue: The insulation under the floor is falling down, missing, or damaged in some areas.

Remedy: Further review by a crawlspace / insulation contractor and repair as necessary

---

10.4.1 Ventilation of Attic and Foundation Areas

Minor Defect / Maintenance / Monitor Item

ATTIC SOFFIT BAFFLES FALLEN DOWN

MULTIPLE AREAS, BAFFLES FALLEN DOWN

Some of the insulation baffles at the soffits have fallen down. I recommend they be re-installed to hold insulation back from blocking the soffit vents.

10.5.1 Venting Systems (Kitchens, Baths and Laundry)

Safety Item

DRYER VENT LINT BUILDUP

LINT STARTING TO BUILD UP AT LOUVERS

Issue: There is visible lint buildup in the dryer exhaust duct work. It is not always possible to see the entire length of the dryer duct, often only a small portion is visible. Lint buildup in a dryer duct is a fire hazard.

Remedy: Having the dryer duct cleaned by a duct cleaner.

Recommended time frame: Immediate

10.5.2 Venting Systems (Kitchens, Baths and Laundry)

Safety Item

SCREEN ON DRYER EXHAUST DUCT

SCREEN HAS FALLEN OFF, DO NOT REPLACE

Issue: There is a screen covering the dryer duct exit which is a fire hazard. Screens should never be installed on dryer ducts because they can allow lint to build up and become a fire hazard.

Remedy: Have the screen removed and / or a proper louvered damper installed.

Recommended timeframe: Immediate

Here's the screen laying on the ground that fell off of the dryer vent termination

Dryer vent on right side of home

11: BUILT-IN KITCHEN APPLIANCES

		SA	NI	NP	RR
11.1	Dishwasher	X			
11.2	Ranges/Ovens/Cooktops				X
11.3	Range Hood (s)	X			
11.4	Trash Compactor			X	
11.5	Food Waste Disposer	X			
11.6	Microwave Cooking Equipment				X
11.7	Built in refrigerator			X	

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Dishwasher: Aged dishwasher

The dishwasher is an aged appliance, and due to it's apparent age, I recommend budgeting for a new unit.

Ranges/Ovens/Cooktops: Aged range / ovens

The range/oven is an aged appliance, and due to it's age, and I recommend budgeting for a new unit.

Ranges/Ovens/Cooktops: Range / oven was operational

The range / oven operated as expected.


Microwave Cooking Equipment: Aged microwave

The microwave is an aged appliance, and due to it's apparent age, I recommend budgeting for a new unit.

Built in refrigerator: Non-built-in refrigerator checked as a courtesy

Temperatures for their refrigerator and freezer were checked and found to be normal. For non-built-in appliances it is not a requirement to inspect them but this was done as a courtesy.


Observations

11.2.1 Ranges/Ovens/Cooktops

Minor Defect / Maintenance / Monitor Item

NOISY FAN

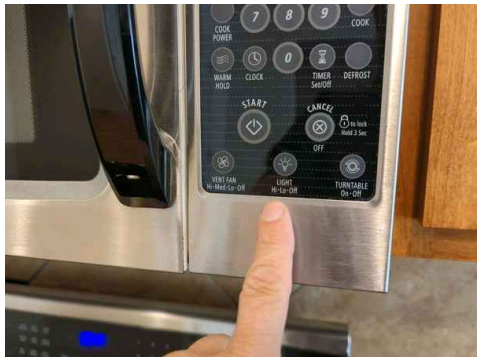
The oven fan is noisy and may have bearings failing. Have an appliance technician review it for repair.

11.6.1 Microwave Cooking Equipment

Minor Defect / Maintenance / Monitor Item

LIGHT UNDER MICROWAVE INOP

The light under the microwave is not operable and needs repair.



12: MISCELLANEOUS

		SA	NI	NP	RR
12.1	Radon		X		
12.2	Hazardous materials		X		
12.3	Pest Activity		X		
12.4	Bollards	X			
12.5	Permitting / Due Diligence		X		
12.6	Hazardous conditions		X		

SA = Satisfactory NI = Not Inspected NP = Not Present RR = Repair / Replace

Information

Radon: **Radon resistant construction**

This home has Radon resistant new construction in place. There is Radon vent piping installed in the home in case it becomes necessary to make it an active Radon mitigation system in the future. This is not an active Radon mitigation system.

Radon piping in the crawl space

Hazardous materials: **House built in 1978 or before indicating potential for lead paint?**

No - built after 1978

Be aware that homes and structures built in 1978 and before may contain lead paint. Lead paint was commonly used up until 1978 until it was banned due to the potential harmful health effects of ingesting lead. If unknown, it is always advisable to have paint tested for lead before scraping, grinding, or sanding that could generate the potential for ingestion.

Hazardous materials: **Potential Asbestos containing materials observed?**

No - none noted

Asbestos was a very common ingredient in older building materials. It is strong, fire resistant, and was contained in many building materials such as siding, flooring, HVAC insulation and wrap, and many others. Asbestos is dangerous if it is inhaled and the Asbestos fibers get stuck in the sensative linings of the lungs and is a known cancer causing substance. Before demolishing, removing, or disturbing interior building materials such as flooring, ceiling tiles, HVAC sleeving or wrapping, countertops, lathe and plaster, drywall tape, or wall coverings, it is advisable to have them tested for Asbestos to ensure the items you are disturbing are safe to do so.

Pest Activity: **Pest preventative measures in / around home**

Rodent trap in crawlspace

There are some pest preventative measures installed in or around the home. I recommend consider asking the seller for more information regarding this item as I am unable to determine if pests are present. Consult with a pest control operator if necessary.

Pest Activity: **Was there any potential pest activity noted?**

No - none noted

Potential pest activity was noted in some areas of the home. Inspector is not a licensed pest inspector and able to diagnose exact tests or treatment. Consult with a pest control operator for more information.

Permitting / Due Diligence: **Permitting / Due Diligence**

Checking on permitting for construction work, changes, alterations, additions, to any system or component in the home is not part of the home inspection and was not performed. Any due diligence regarding permitting is the responsibility of the customer to perform.

All recommendations for repairs should be further reviewed by licensed contractors during your contingency period for additional information regarding scope of work and cost associated.

Limitations

Pest Activity

PEST / WDO INSPECTION WAS NOT PERFORMED

We are not licensed, trained for, nor do we perform a pest or Wood Destroying Organism (WDO) inspection during the home inspection. WDO is disclaimed, and is not a part of the home inspection.

Observations

12.6.1 Hazardous conditions

Safety Item

CROSS CONTAMINATION HAZARD

MASTER BATHROOM, 2ND FLOOR HALLWAY BATHROOM

Sprayer / hose at toilet, Hose / sprayer on faucet below sink rim

Issue: There is a potential cross contamination hazard. Cross contamination hazards exist when there is a potential for the building's water supply to be contaminated by things such as bacteria. Plumbing fixtures and other appliances such as dishwasher drains, clothes washer drains, and AC condensate drain lines, must have an air gap below where it drains / fills to prevent potential cross contamination of the potable water supply. There is a fixture or other item that needs correction to prevent health hazards from potential cross connection.

Remedy: Provide an air gap or remove the item, verify the device has a built in backflow preventer, replace device with one having a known backflow preventer.

Notes: some devices or fixtures may have a built in backflow preventer. Examples of that would be shower hand sprayers or bidet sprayers. It is not able to be determined just by looking at the item. You can try looking up the part or item to determine if it has a built in backflow preventer, remove the item, or replace with one having a backflow preventer.

13: ADDITIONAL INFORMATION

Information

Standards of Practice

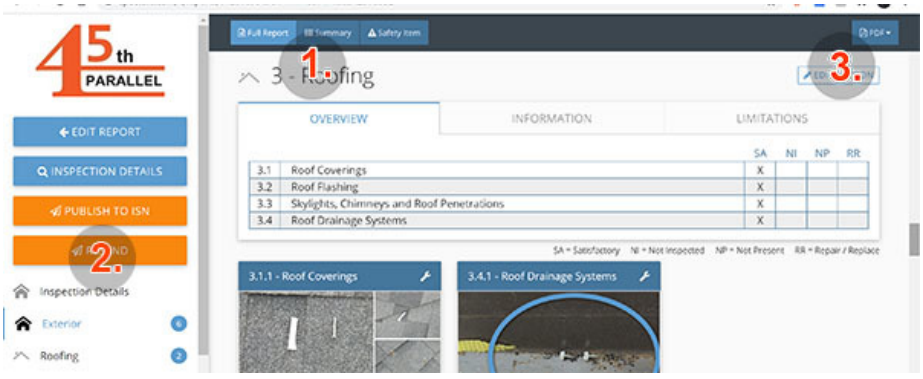
Home Inspector Requirements / Standards of Practice

Home inspectors are required to follow state mandated standards of practice as applicable and be licensed in any state that requires licensing. We adhere to published standards in Washington and Oregon state for home inspectors. Detailed state standards of practice can be found online for the appropriate state. Areas inspected include Roof, Exterior, Drainage / Grading as related to the home, Attached garages, Attic, Basement, Crawlspace, Structural features, Electrical, Plumbing, HVAC, Interior, and Built in kitchen appliances.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components. Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Navigating The Online Report

How To Navigate the Online Version of the Home Inspection Report



1. Filters - These are your filters that will condense the HTML report to only what you want to see. You can filter by all deficiencies/recommendations, General Summary, or just by Safety items

2. Sidebar Navigation - Sidebar navigation that allows you to jump to any section right away.

3. PDF Button - This button is used generate a complete or summary PDF version of the report.

Commonly Used Terms

Commonly Used Terms

Deferred cost: Systems or components costing significant amounts of money that are estimated or appear to be within 3 years of the typical lifespan. This does not mean the system or component is defective, however, given the appearance or known age, you should consider budgeting for a replacement because it may be nearing end of life. There is no guarantee that the component will or will not fail, just statistically, it is within a few years of typical lifespan.

Monitor: Items that are recommended to be periodically inspected for any changes that may require further action or repair.

Repair / Replace: Items or systems that are not functioning as intended and need either repair or replacement by a contractor.

Further review: Items or systems that should be reviewed by a contractor to determine extent of repair necessary as they may have significant cost or affect the negatively affect the structure. If you are having this inspection done for purchasing a home, it is strongly recommended to have contractors perform further reviews during your contingency period to obtain relevant cost and information regarding repairs.

Safety: Items in the opinion of the inspector that are safety related and pose a current or potential risk to people in or around the home.

Expectations

Expectations

Evaluating a home is a huge investment and a very involved project. We understand that, and take our role in the process very seriously. Our goal is to meet and exceed your expectations in every way in our inspection services. It is very important that we the inspectors, and you, the customer are on the same page with expectations and what our role is in the inspection process. This includes our limitations and what we can safely and feasibly accomplish in the limited amount of time we have in the home.

Please understand that the visual home inspection is a quick snapshot in time at the time of the inspection with observations being made only at the time of inspection. The inspector cannot determine future or past occurrences or events.

Also please realize that inspectors only have a short amount of time in and around a home to inspect many areas, systems, and components. The inspector tries to identify as many items of concern of interest to you as is feasible possible given the time allowance, however, be aware that after moving in, you may notice things the inspector did not notice or chose not to identify. The inspection is not exhaustive, and it is impossible to figure out everything about a home in a short amount of time. The goal is to find and identify relevant material defects. Ie, the inspectors are after the big defects, the Marlin, not the minnows. Material defects are the items that are decision making kinds of things. Examples of those would be things like a roof that is at the end of its useful life, or a structural problem with the foundation.

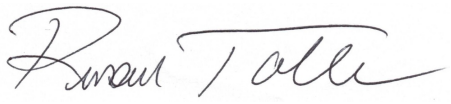
Occupied homes pose a challenge in that many areas are not visible for inspection such as walls, floors, cabinets, closets, and garages because storage or personal items block visibility. Home inspectors do not move people's belongings or storage items. Thus, areas covered by belongings, furniture, or storage are not visible are not able to be inspected.

Occasionally, we have limitations which prevent a full inspection of an item or area that we would like to inspect. Safety is also a top priority. Sometimes it is not safe or feasible to attempt to inspect or access an area. Examples of this would be water in the crawlspace limiting safe access, high or steep roofs which pose a fall hazard, belongings blocking access to an area like the attic or electrical panel, systems that have been shut down like furnaces or water heaters, or excessive animal droppings in crawlspaces that pose a health hazard. We will do everything we can to safely and feasibly perform a thorough inspection, and if there are limitations, we will convey that to you in our report along with the reason for the limitation. We are always happy to return to the home in a repeat visit to inspect the items that we could not feasibly or safely inspect once the reason for the limitation is resolved. An example of this would be the wine rack has been removed from covering the crawlspace entry hatch. Repeat visits are subject to additional charges and sometimes difficult to fit into the schedule, but we are always happy to do them to provide a more thorough inspection for our customers.

The bottom line is that we care about your satisfaction with our services, take great pride in our inspection services, and are going to do everything we possibly can to identify as many relevant items for you during our limited time in the home. It's not possible to find everything in a home given our limited time, but we will always give you 100% effort and diligence.

I want to say thank you very much for choosing 45th Parallel for your home inspection needs. We appreciate you. If you ever have any questions, concerns, or comments, we want to hear from you. Let us know if there is anything that we can further assist you with.

All the best,



Russell Tolle
Owner, 45th Parallel LLC