

April 22, 2023

Capt. Steve Rogers

RE: 123 Main St.
Small Town, WA.



Dear Capt. Rogers;

At your request, a visual inspection of the above referenced property was conducted on above date. April 22, 2023 This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. A copy of the executed Inspection Confirmation comprising our agreement for inspection services is addressed and signed on site, if possible.

SUMMARY REPORT

This summary report lists significant findings that In accordance with the American Society of Home Inspectors Standards of Practice, should be addressed. Each item listed in this summary report references a section of the full report where additional information may be found. Other findings may be contained in the full report and we recommend you read it in addition to this summary. Call us immediately if any questions arise.

1. ACTION ITEMS, SIGNIFICANT DEFECTS AND/OR HEALTH AND SAFETY ISSUES

Non-operational (Action) items, safety or health issues, areas with limited viewing for proper inspection and components that do not serve their intended function (Significant Defects) are listed here. Sellers may be required to make repairs by some real estate contracts. Each of these items will likely require further evaluation and repair by licensed tradespeople. Competitive estimates should be obtained in lieu of any cost advice offered here. Consult with your Realtor or Attorney about the following items:

Read entire report

BUILDING EXTERIOR

Manufactured Siding.

3.6 Condition Damage

1a. Nails were sticking out of the siding material. This can cause accelerated deterioration of the siding from moisture.

SUGGESTION: Secure all nails, caulking and painting of all nail heads, surface breaks and depressions that have broken through the siding surfaces is recommended.

1b. Small sections of the siding have no space between the planks. This is causing buckling of the siding.

SUGGESTION: We recommend repair by the contractor to industry standards.

This was observed on the Several Sides.

Exterior Doors

3.10 Damaged, Gaps and Frames

2. The Exterior door frame is damaged.

SUGGESTION: We recommend that it be repaired or replaced as needed.

This was observed at the Rear Door.

Exterior Trim

3.14 Trim-Pillars, Concrete, Roof or Loose

3. Portions of the trim are embedded in concrete surfaces. This is not an acceptable practice. Modification would be difficult, but this can allow moisture absorption and pest infestations.

SUGGESTION: We recommend as preventive maintenance the area be flooded with a wood preservative from time to time and that the open seam be caulked or sealed closed to help deny moisture entry.

This was observed at the Left Side.

Exterior Vents

3.24 Clothes Dryer Vent

4. The clothes dryer vent damper had become clogged with lint, dirt or debris. This is a fire hazard and reduces efficiency.

SUGGESTION: Dryer ducts should be disassembled and cleaned on a regular basis.

Electrical

3.27 Receptacles

5. One or more of the Exterior receptacles were missing/damaged their moisture rated cover plates.

SUGGESTION: Proper replacement is recommended.

This condition was observed on the Rear Side.

3.28 Light Fixtures

6. Exterior light fixtures were Loose and/or has a gap.

SUGGESTION: Repair or replacement is recommended to restore the lights.

This was observed on the Left Side.

CRAWL SPACE

Vapor Barrier

4.7 Condition

7. Partial coverage of the soil by a vapor barrier was observed at various areas.

SUGGESTION: We recommend completion of the vapor barrier where necessary to cover all of the exposed soil.

Heating Air Distribution Ducts

4.8 Insulation

8. Several areas of the plastic that covers the duct insulation are torn. This may allow air to seep out and into the Crawl Space area.

SUGGESTION: We advise taping and sealing all small tears in the plastic around the ducts to prevent heat loss.

Pest Control conducive Issues W.D.O.

4.9

9. Form-wood, cardboard on the ground or around the piers and/or scrap wood was left on the soil or at the base of the foundation in the Crawl Space. Cellulose debris can easily harbor wood destroying organisms.

SUGGESTION: Removal of all wood or other material containing cellulose in direct contact with the soil is recommended, to reduce a condition conducive to infestation by wood destroying organisms.

The codes are-- IRC-408.4, UBC-1906.2.1.

AIR CONDITIONING

General Comments About The Cooling System

5.9

10. Servicing this unit prior to closing would be appropriate.

SUGGESTION: A contractor should be called to service and clean the heating unit.

ROOF

Composition Shingles

7.10 Condition

11a. Several buckled shingles were evident on the roof surface.

SUGGESTION: The buckled shingles should be replaced or repaired.

11b. The roof surface has torn shingles.

SUGGESTION: It is recommended that any torn shingles be replaced as necessary to prevent further possible damage to the adjacent areas or future leakage.

This was observed in several sections.

ELECTRICAL SYSTEM

Notes On The Main Service Panel

9.10 Panel Wiring Conditions

12a. Multiple neutral wires (white) are attached to the same terminal on the buss bar. The neutrals (white) need to be on their own terminal.

SUGGESTION: We recommend correction of this condition.

12b. There is no antioxidant installed on the aluminum wiring.

SUGGESTION: It is recommend that the paste be installed.

HEATING SYSTEM

Blower/Motor

10.8

13. Dust and/or debris have built up on the blower and in the blower compartment.

SUGGESTION: We recommend the blower and its compartment be cleaned. The blowers bearings should be lubricated as necessary.

General Comments About The Heating System

10.20

14. No service record could be found on or around the heating system. It is common practice to post a service record of servicing on the heating equipment. Starting a record should be considered.

SUGGESTION: We recommend a heating contractor thoroughly clean and inspect the heating plant. Servicing would be appropriate prior to closing.

INTERIOR

Notes On Carbon Monoxide Detectors

12.22

15. As a safety upgrade, and currently a requirement, CO detector(s) were not installed.

SUGGESTION: We recommend that one or more CO detectors be installed in locations and in the manner suggested by the manufacture of the detector.

BATHROOM(S)

Shower and Bathtub Enclosures

14.8

16. Moisture was noted behind the shower wall(s) on a meter above 30%. The maximum acceptable percentage is 17%.

SUGGESTION: A contractor should further evaluate and repairs are recommended. This condition was observed in the Master Bathroom.

KITCHEN

Plumbing

15.4 Drains and Traps

17a. The drain pipe under the sink was flexible rubber or plastic, which is non-conforming and can clog.

SUGGESTION: The system was functional and modifications would be considered optional.

17b. The drain line for the sink lacks adequate pitch from the "P" trap to the wall. This configuration can promote clogging.

SUGGESTION: We advise adjustments be made to give the line a constant downhill slope of at least 1/4" per foot for optimal function of the sewer system.

17c. There was no drain trap installed under the sink. The trap prevents sewer gasses from backing up into the dwelling. The lack of a trap is a significant defect and a health hazard.

SUGGESTION: We recommend the installation of a proper trap system in accordance with industry standards.

Cabinets/Counters

15.9

18. There is an air draft coming from under the Kitchen cabinets.

SUGGESTION: We recommend further investigation to locate and remedy the draft.

ROOMS

BONUS ROOM

17.5 Windows

19. The locking mechanism and frame for one window in this room is in need of repair.

SUGGESTION: We recommend the window not be used until repairs are completed to prevent it from becoming stuck opened or jammed.

2. MAINTENANCE ITEMS AND/OR COMPONENTS NEARING THE END OF THEIR SERVICE LIFE

Any item that in the opinion of the inspector is nearing the end of its normal service life and/or conditions that need repair or maintenance, but have not affected basic function or significant defects are listed here. Purchase contracts usually require acceptance of aged components if they serve their intended function, though additional negotiation sometimes occurs. Consult with your Realtor or Attorney about any items listed here for which you have concerns:

Read entire report

SITE AND GROUNDS

Site Water and Surface Conditions

2.9

1. The left side of the property was flooded over a large area. Any drain system that may be installed is inadequate or not installed.

SUGGESTION: We recommend sub-surface, french drains or a system to assist in eliminating water ponds on the property.

Driveway

2.10 Condition

2. Moderate cracks were observed in the driveway surface. These cracks may indicate poor soil conditions, age/wear and/or inadequate original preparation for installation of the pavement.

SUGGESTION: The cracks may be sealed to temporarily extend the useful life of the driveway.

BUILDING EXTERIOR

The Foundation As Viewed From The Exterior

3.5 Condition

3. Moderate sized cracks were observed on the Exterior foundation. This suggests unstable or settling soils.

SUGGESTION: We recommend a soil or structural engineer should be consulted for corrective repairs. This may include sealing the pieces back together with a concrete or similar patch. Sealing is to deny possible moisture entry.

Manufactured Siding.

3.7 Penetrations and Caulking

4. Gaps and/or holes were observed on one or more sides in the siding, around the gas meter, wiring and/or around plumbing penetrations.

SUGGESTION: We advise that all the holes and the gaps be caulked and/or sealed to prevent moisture and/or pest intrusion.

Exterior Trim

3.13 Condition-Damaged and Joints

5. A number of holes or deflections through the surface of the trim material were not properly caulked and sealed. These were caused by driving nails deep into the trim material. This can cause accelerated deterioration of the trim from moisture.

SUGGESTION: Caulking and painting of all nail heads, surface breaks and depressions that have broken through the trim surfaces is recommended.

Exterior Vegetation

3.31

6. Tree limbs or branches were touching the dwelling on one or more sides. This situation can lead to costly damage to the structure if not mitigated or controlled, especially during high winds or a path for rodents, animals and pests.

SUGGESTION: We advise that all tree limbs or branches be removed for the touching the building.

AIR CONDITIONING

Compressor/Condenser

5.8

7. The supporting pad for the exterior condensing unit was not level. The connections can be stressed and accelerated wear on components may occur.

SUGGESTION: A qualified contractor should evaluate this condition and determine what corrective measures can be taken.

ROOF

Gutters

7.16

8. Some parts of the gutters were filled with water and debris at the time of the inspection. All of the debris obstructing the gutters should be removed immediately to ensure proper drainage.

SUGGESTION: The gutters should be kept clear to reduce the potential for back-ups and subsequent water penetration of the structure, which can result in damage to exterior and interior elements. The condition of the gutters may change after the debris and water is removed.

Chimney On Roof

7.17 Condition

9a. The metal chimney flue did not include a spark arrester/rain cap and it appears to have been removed or blown off the flue during a wind storm.

SUGGESTION: We recommend that it be reinstalled as required. This will help keep out rain water and birds which may damage or clog the chimney flue or damper.

9b. The chimneys mortar cap showed signs of minor deterioration.

SUGGESTION: The cap should be repaired during routine property maintenance.

Debris Considerations

7.19

10. Moss, lichen and/or debris from trees was observed on the roof surface. This will restrict drainage off the roof and into the gutters/downspouts.

SUGGESTION: Debris and moss on the roof should be cleaned and/or removed to reduce the potential for damage to the roofing materials.

HEATING SYSTEM

Supply Air Distribution

10.17

11. The supply air ducts were dirty.

SUGGESTION: We recommend cleaning the ductwork.

INTERIOR

Overall Commentary On The Surfaces

12.8

12. Cracks or nail pops in the drywall were observed. This is due to seasonal movement of the structure caused by changes in humidity and/or minor settlement.

SUGGESTION: We advise monitoring and patching or repair as needed to restore the appearances.

Overall Commentary On The Interior Doors

12.12 Condition Hardware

13a. Closet door floor guides were missing and/or failed to properly function on several of the sliding doors throughout the dwelling.

SUGGESTION: We advise adding the guides for proper door operation.

13b. Several of the door's hardware is loose, missing or in need of adjusting to restore its proper operation.

SUGGESTION: We recommend repairs be made.

Overall Commentary On The Fireplaces/Stoves

12.18 Fireplace Flue

14. The flue and/or firebox had a heavy built-up of creosote. This limited the evaluation of the interior fireplace.

SUGGESTION: Cleaning and evaluating is recommended.

ATTIC

Attic Insulation

13.12 Condition

15. The insulation in the Attic was compressed by either stored personal items or people that have entered this area in past. Compressing the insulation is not recommended and it diminishes the insulating "R-factor" when compressed.

SUGGESTION: We advise that the insulation be fluffed or added to restore it's "R" value where necessary.

BATHROOM(S)

Water Supply and Plumbing - Wash Basins, Toilets

14.4 Wash Basin Handles

16. The faucet handles on the wash basins were loose.

SUGGESTION: We recommend re-securing the faucet handles.

This was observed at Several of the Bathrooms.

Bathroom Ventilation

14.9 Conditions

17. An excessive amount of dust or lint was observed at the ventilation fans.

SUGGESTION: The fan should be cleaned to restore proper operation.

This condition was observed in Several of the Bathrooms.

Bathroom Floors

14.10 Caulking Deteriorated and Mildew

18. The floor caulking and/or grout at the bathtub was deteriorated.

SUGGESTION: The caulking should be taken up and the area cleaned. Re-caulking is then recommended.

This condition was observed in the Master Bathroom.

Caulking And Grout

14.11 Conditions

19. Cracked or missing grout was observed on the shower walls.

SUGGESTION: We recommend removal of any loose or missing grout and re-grouting or caulking, as appropriate.

This condition was observed in the Master Bathroom.

Cabinets/Countertops

14.12 Backsplash Caulk and Grout

20. The caulking for the backsplash is missing, has gaps and/or not installed properly.

SUGGESTION: We advise caulking be installed and/or gaps filled to prevent possible water intrusion. This was observed in the Master Bathroom.

ROOMS

LAUNDRY

17.4 Ventilation

21. The Laundry Room ventilation was provided by a exhaust fan. The fan was operating and found to be working in an acceptable manner, but the fan is covered with dust or lint.

SUGGESTION: We suggest that it be cleaned as necessary to help improve exhausting to the Exterior.

3. FOR YOUR INFORMATION AND OTHER ADVISORIES

Information that in the opinion of the inspector are worthy of bringing to your attention. In addition other helpful items taken from the report are listed below. We routinely recommend additional information be obtained from sellers or other qualified persons where the inspection has concerns:

Read entire report

INFORMATION NOTES

Important Information on the Scope of This Inspection

1.19

1. *NOTE:* The presence or extent of building code violations was not the subject of this inspection nor was it included in this report. This is not a "Code Inspection". No warranty is offered on the legal use, or uses, of this building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

NOTE: Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection.

We recommend review of all appropriate public records by the client, should this information be desired.

NOTE: The presence of extensive furnishings, personal items and decorations necessarily limited the scope of the inspection. For instance, the placement of furniture prevented access to every receptacle. It is not part of the inspection to move any of the home owners personal belongings.

We recommend the purchaser conduct a thorough pre-closing walk through inspection immediately before the close of escrow.

Summary Comments About The General Construction Of The Dwelling

1.20

2. Based on the inspectors observations, this dwelling was judged to be of standard quality, in need of maintenance, repairs and/or upgrades for a dwelling of this age. Information concerning these conditions have been described in this report. Some additional reportable conditions will, in all likelihood, be discovered in the course of repairs or upgrading.

We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

1.21 Additional Information

3. With most homes that need minor repairs; here are several ways to easily correct items such as nail pops and cracks.

1. Remove the drywall nails and fill the small hole with interior latex caulk. Then paint over with a heavy nap roller. If the nail is exiting through a tape section, the tape will need to be re-secured/flattened by drywall mud. Use as little as possible to complete the job.

2. Cosmetic cracks can be filled with a small bead of interior latex caulk. If the crack is too small, you might have to use a screwdriver to open the crack slightly to be able to fill with the caulk. Then paint over with a heavy nap roller.

SITE AND GROUNDS

Vegetation Considerations

2.14

4. The encouragement of vegetation in close proximity to structure is contrary to the best interests of the structure. If foundation plantings are healthy and their roots are kept moist from irrigations, the moisture is held close to the foundation causing deterioration of the concrete, cracking and often leading to possible water penetration of Crawl Space and/or Basement. Foundation plants and trees should be located so that their branches and roots will be several feet away from the building when they are fully grown.

Existing shrubs and trees that encroach upon the dwelling should be cut back and new plantings put in that will not encroach on the dwelling. As the new plantings grow, the older vegetation can be removed.

Irrigation System

2.15

5. The site/grounds has an irrigation system installed. This system was not tested during our inspection, due to it being beyond the scope of our inspection.

SUGGESTION: We recommend consulting the homeowner or a irrigation specialist for a demonstration and inspection of this system. Any maintenance or repairs should be performed if warranted.

BUILDING EXTERIOR

Pest Control Considerations

3.29 Bees and Birds

6. Bird nest(s) were observed on one or more sides of the dwelling.

SUGGESTION: We recommend any entry points be properly covered and the nest be removed.

Pest Control Topics

3.30 Conducive Elements Information

7. Information from the WSDA, a six inch (6") clearance should be maintained between the earth and any wood siding. This will assist in not allowing wood destroying organisms and pests in not entering the dwelling.

A 12" clearance is recommended for vegetation near the siding of the dwelling. This will assist in keeping pests from the siding, and, damage to the siding from wind whipped branches.

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator or exterminator in the future. We report current visible conditions only and cannot render an opinion regarding their cause or remediation for the future.

ROOF

General Comments About The Roof

7.21 Maintenance

8. All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions during the inspection.

ELECTRICAL SYSTEM

Ground Fault Circuit Protection

9.16 Definition

9. GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In Bathrooms, Kitchen, Garages, Exterior, Crawl Spaces and sump pump equipment.

HEATING SYSTEM

Notes On The Air Filter(s)

10.15

10. The air filter for the heating unit was a conventional, disposable filter.

SUGGESTION: This should be replaced every three months.

General Comments About The Heating System

10.21 Information On Gas

11. If you ever smell gas in your home leave immediately, leaving the doors you pass through open, to help ventilate the area. Do not turn on the lights or use the telephone. The electrical current in a telephone or light switch is enough to spark an explosion. Call your gas service provider or the fire department from another location and remain away from your home until it has been declared safe.

WATER HEATER

Maintenance

11.17

12. The key of maximum service life of the water heater is flushing the tank annually to remove excessive rust or sediments that accumulate inside the tank. Turn off the gas or electricity and open the valve at the base of the tank and attach a garden hose to it. It is then recommended to allow it to drain out for approximately 20 minutes or until the water runs clear.

Water Temperature

11.19

13. The recommended maximum hot water temperature for domestic hot water should not exceed 120 degrees. Scalding may occur if the maximum temperature is exceeded.

We advise the water temperature be checked to ensure a proper rating.

INTERIOR

Environmental Topics

12.23 Asbestos

14. The acoustic material on several ceilings may contain asbestos. Actual content can only be determined by laboratory testing.

SUGGESTION: Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

BATHROOM(S)

Caulking Maintenance Information

14.13

15. Maintenance of the caulking around the bathtubs and showers is extremely important, especially at the points where the bathtubs and showers meet the floor. Failure to maintain a water-tight seal at these locations will often result in damage to floor covering and sub-flooring.

The use of high quality sealant such as "Polyseamseal", "GE Sanitary Silicone" or "Dow Corning 786" is recommended for bathroom caulking. Generic silicone, latex and latex with silicone-sealants are inferior to these premium products and their use in bathrooms is not likely to produce dependable results.

We recommend grout sealer be applied every 6 months as a preventative measure to moisture intrusion.

KITCHEN

Kitchen Exhaust

15.8

16. The filter for the Kitchen ventilation operated, however, this type will become heavily grease-laden in the future. This can become a fire hazard.

SUGGESTION: Thoroughly cleaning is recommended as needed in the future.

Other minor items may also be noted in the report and each should receive eventual attention, but none affect the habitability of the house, unless noted, and their correction is typically considered the responsibility of the purchaser. Most are the result of normal wear and tear. This summary report should not be relied on as a substitute for reading the entire attached report.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

We will gladly re-inspect the property, for a nominal fee, to ascertain if the items that you have designated, from our report, to have been properly repaired.

Please read the entire report carefully.

Sincerely,

Meri Rinehart – License #288
RINEHART INSPECTION SERVICES LLC