

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. 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.
Call us immediately if any questions arise.

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

Non-operational, damaged (Action) items, safety or health issues, areas with viewing for proper inspection and components that do not serve their intended function (Significant Defects), that in our opinion is the **builders responsibility** are listed here. Each of these items will likely require further evaluation and repair by licensed trades people.

Read entire summary report.

BUILDING EXTERIOR

Manufactured Siding.

3.6 Condition Damage

1. 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.

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

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

SUGGESTION: The buckled shingles should be replaced or repaired.

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

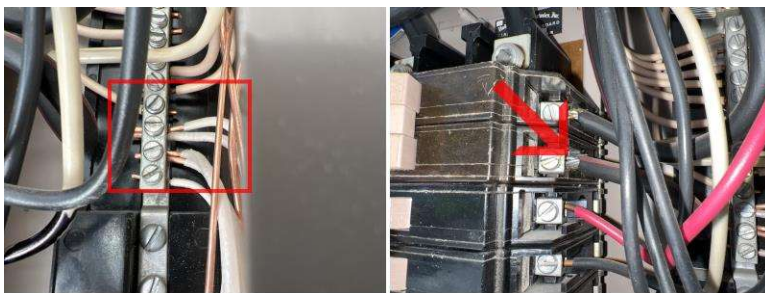
9.10 Panel Wiring Conditions

12. 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.

There is no antioxidant installed on the aluminum wiring.

SUGGESTION: It is recommend that the paste be installed.



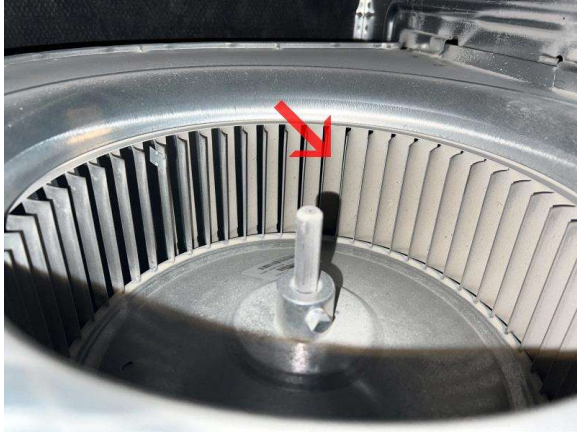
HEATING SYSTEM

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 blower's 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

17. 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.

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.

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.



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