

Inspection Report

Jane Buyer

Property Address: 123 Main St Some Town WA 98038



Front View

Full House Inspection Services

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Date: 4/17/2015	Time: 02:15 PM	Report ID: 150417-27942
Property: 123 Main St	Customer: Jane Buyer	Real Estate Professional:
Some Town WA 98038	Sanc Buyer	

Comment Key or 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.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

<u>Repair or Replace (RR)</u> = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	Type of building:	Approximate age of building:
Customer and their agent	Single Family (2 story)	Over 10 Years
Temperature:	Weather:	Ground/Soil surface condition:
Over 60 (F) = 15.5 (C)	Clear	Dry

Rain in last 3 days: Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



roof perspective

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Architectural	Ground	None
	Ladder	
Chimney (exterior):		

Wood

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			•
1.3	Roof Drainage Systems	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace			NI	NP	RR

Comments:

1.0 (1) We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points with binoculars and a ladder.

The roof is a newer architectural shingle with a expected design life of 30 years. Estimated age is approximately 5 years.

1.0 (2) The roof needs to be cleaned of any moss/algae, especially at the east slope(s).





1.2 Item 2(Picture) no drip flashing

1.2 Item 1(Picture) moisture stains

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Buyer

Buyer

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage door smanually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



rear view

north view

Styles & Materials

Siding Material:	Exterior Entry Doors:	Appurtenance:
Cement-Fiber	Steel	Sidewalk
Composite board	Insulated glass	Deck

Driveway:

Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			•
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace			NI	NP	RR

Comments:

2.0 (1) The Wood trim at the right corner (facing rear) is damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 1(Picture) damaged trim board(s)

2.0 (2) The composite wood panel siding is in contact with ground at several locations. Further deterioration can occur if not corrected. I recommend removing dirt contact and installing an appropriate skirting to protect the wood from further deterioration.



2.0 Item 2(Picture) earth contact north side



2.0 Item 3(Picture) earth contact east side



2.0 Item 4(Picture) damaged siding

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type: Three automatic		Garage Door Material: Wood	Auto-opener Manufacturer: SEARS				
				IN	NI	NP	RR
3.0	Garage Ceilings			•			
3.1	Garage Walls (including F	irewall Separation)		•			
3.2	Garage Floor			•			
3.3	Garage Door (s)			•			
3.4	Occupant Door (from gara	ge to inside of home)		•			•
3.5	Garage Door Operators (F	Report whether or not doors will reverse w	hen met with resistance)	•			
IN=	nspected, NI= Not Inspected,	NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

3.4 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Item 1(Picture) compromised garage door

3.5 Both Garage Doors will reverse when met with resistance.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



kitchen



family room





master bedroom



hall bath





master bath

Styles & Materials

Ceiling Materials: Gypsum Board Wall Material: Gypsum Board

Interior Doors:

Hollow core Raised panel

Cabinetry:

Wood

Window Types: Thermal/Insulated Sliders

Countertop: Granite



view from second floor

Floor Covering(s): Carpet Tile Vinyl

Window Manufacturer: UNKNOWN

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

		IN	NI	NP	RR
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

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The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



sample floor structure

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 10				
Wall Structure: 2 X 6 Wood	Columns or Piers: Concrete piers	Ceiling Structure: 2X4				
Roof Structure: Engineered wood trusses	Roof-Type: Gable	Method used to observe attic: From entry				
Attic info: No Storage Attic hatch						
			IN	NI	NP	RR
5.0 Foundations, Basement and 0 building or signs of abnormal	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)					•

5.0	building or signs of abnormal or harmful condensation on building components.)				
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			
IN=	IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace			NP	RR

Comments:



5.0 Item 1(Picture) rodent droppings









5.0 Item 4(Picture) rodents/missing vapor barrier

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

	Water Source: Water Filters: Plumbing Water Supply Public None Not visible		(into	home	ə):		
	nbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS				
	er Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Location: garage				
(er Heater Manufacturer: Craftsman Extra Info : sears			IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems			•			
6.1	Plumbing Water Supply, Distribution System an	d Fixtures		•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues	and Vents		•			•
6.3	Main Water Shut-off Device (Describe location)			•			
6.4	Fuel Storage and Distribution Systems (Interior	fuel storage, piping, venting, suppo	orts, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)			•			
6.6	Sump Pump					•	
6.7	Fire suppression equipment					•	
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Comments:

6.1 The master bath tub/shower diverter is defective and will need repair/replacement. When the diverter is engaged, the tub filler will continue to spill water.



6.1 Item 1(Video) diverter valve defect

6.2 (1) The water heater is old, rusted and at the end of its life expectancy. No leaks at present. A replacement is needed. A qualified licensed plumber should repair or correct as needed.



6.2 Item 1(Picture) 2002 water heater



6.2 Item 2(Picture) water tracks

6.2 (2) Due to the age of the water heater, some fixtures are delivering rusty looking water due to corrosion within the storage tank.



6.2 Item 3(Picture) rusty water

6.3 (1) The main water shut-off valve is located behind the water heater within the garage.



6.3 Item 1(Picture) water main

6.3 (2) A dark spot was noted on the subfloor beneath the water shutoff as viewed from the crawl space. On further review, this appears to be an original burn mark from when the copper pipes were sweated.



6.3 Item 2(Picture) burn marks

6.5 The main fuel shut off is at gas meter outside

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



200 amp service/ trip for hot tub

Panel capacity:

200 AMP

Styles & Materials

Electrical Service Conductors: Below ground

Electric Panel Manufacturer:

SIEMENS

Branch wire 15 and 20 AMP: Copper Panel Type:

Circuit breakers

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.2	7.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				
7.3	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.4	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.5	Location of Main and Distribution Panels	•			
7.6	Smoke Detectors	•			
IN=	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Buyer

		IN	NI	NP	RR
7.7	Carbon Monoxide Detectors	•			•
7.8	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

7.2 (1) The bath exhaust fan in main floor bath is noisy. The motor may be wearing out, or the fan blade needs adjusting. Regardless, you may wish to replace this fan with a quieter one.



7.2 Item 1(Picture) noisy fan

7.2 (2) The hot tub GFCI protection is located at the service panel. Ideally this safety feature should be located within 5 feet of the tub.



7.2 Item 2(Picture) hot tub

7.7 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



1992 model

Styles & Materials

Energy Source:	Number of Heat Systems (excluding wood):
Gas	One
Filter Type:	Filter Size:
Disposable	16x20
Operable Fireplaces:	Number of Woodstoves:
One	None
	Gas Filter Type: Disposable

		IN	NI	NP	KK
8.0	Heating Equipment	•			•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
IN= Ir	ispected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

		IN	NI	NP	RR
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment			•	
8.9	Normal Operating Controls			•	
8.10	Presence of Installed Cooling Source in Each Room			•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

8.0 (1) The fresh air intake circulating fan is not functioning. I recommend repair/replacement as necessary.





8.0 Item 1(Picture) inducer

8.0 Item 2(Picture) control timer for air intake

8.0 (2) The furnace filter(s) are filthy which indicates a lack of maintenance. There is no record of maintenance service which I recommend prior to closing. The furnace is old (original 1992 model), and I am not able to determine its remaining life. You may want to budget for a replacement in the near future.



8.0 Item 3(Picture) sample dirty filter

8.3 The one the insulated heat ducts near the north perimeter is in contact with the ground and has restricted flow. I recommend restraning the flexible duct so that there is at least a 4 inch clearance from the ground.



8.3 Item 1(Picture) collapsed heat duct

8.5 (2) The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

8.6 The fire brick within the fireplace is damaged. This is for your information. I recommend that the chimney flue be inspected and cleaned by a chimney sweep prior to using the fireplace.



8.6 Item 1(Picture) damaged fire brick

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:				
Rock wool	Soffit Vents	Fan only				
	Passive					
Dryer Power Source:	Dryer Vent:	Floor System Insulation:				
220 Electric	Flexible Vinyl	Unfaced				
		Batts				
		Above R-19				
			IN	NI	NP	RR

9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System				
9.2	Vapor Retarders (in Crawlspace or basement)	•			
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
IN= I	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

9.0 Cellulose insulation is about nine inches thick or just under 33 R-Value.



9.0 Item 1(Picture) attic insulation level

9.1 The floor insulation is 6 inch unfaced batts, or about R 19. Some of the insulation has come loose or fallen down. You may wish to have the insulation re-installed.





9.1 Item 1(Picture) R 19 insulation

9.1 Item 2(Picture) loose insulation



9.1 Item 3(Picture) loose insulation

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

NP RR

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand: KENMORE	Disposer Brand: IN SINK ERATOR	Exhaust/Range hood: VENTED
Range/Oven: KENMORE	Built in Microwave: KENMORE	
		IN NI

10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			
10.6	Washer	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

FULLHOUSE Finspection Services

Full House Inspection Services

210 NW 41st Seattle WA 98107 206-784-7100 www.fullhouseinspections.com info@fullhouseinspections.com

Customer

Jane Buyer

Address

123 Main St Some Town WA 98038

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

General Summary

1.0 Roof Coverings

Inspected, Repair or Replace

(2) The roof needs to be cleaned of any moss/algae, especially at the east slope(s).

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

The wood siding is deteriorating at the top of the chase. This is due in part to the chimney cap flashing failing to direct water away from the chase. This condition is visible at the north and east faces of the chimney chase. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.





1.2 Item 2(Picture) no drip flashing

1.2 Item 1(Picture) moisture stains

2. Exterior

General Summary

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) The Wood trim at the right corner (facing rear) is damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 1(Picture) damaged trim board(s)

(2) The composite wood panel siding is in contact with ground at several locations. Further deterioration can occur if not corrected. I recommend removing dirt contact and installing an appropriate skirting to protect the wood from further deterioration.



2.0 Item 2(Picture) earth contact north side



2.0 Item 3(Picture) earth contact east side

(3) The wood trim at the rear of the home where siding comes in contact with deck is causing deterioration of the panel siding behind the trim board(s). This application is not desirable because water is trapped between the layers of wood. Further deterioration will occur if not corrected. I recommend an inspection by a competent contractor for investigation and repair as necessary.



2.0 Item 4(Picture) damaged siding

3. Garage

General Summary

3.4 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Item 1(Picture) compromised garage door

5. Structural Components

General Summary

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

There is evidence of past rodent traffic within the crawl space. The condition may not be active however rodent droppings are visible around and on the vapor barrier. I recommend removing and replacing the soiled vapor barrier. Some of the insulation may also be tainted and should be replaced as well.



5.0 Item 1(Picture) rodent droppings



5.0 Item 2(Picture) rodent traffic



5.0 Item 3(Picture)



5.0 Item 4(Picture) rodents/missing vapor barrier

6. Plumbing System

General Summary

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The master bath tub/shower diverter is defective and will need repair/replacement. When the diverter is engaged, the tub filler will continue to spill water.



6.1 Item 1(Video) diverter valve defect

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

Inspected, Repair or Replace

(1) The water heater is old, rusted and at the end of its life expectancy. No leaks at present. A replacement is needed. A qualified licensed plumber should repair or correct as needed.



6.2 Item 1(Picture) 2002 water heater



6.2 Item 2(Picture) water tracks

(2) Due to the age of the water heater, some fixtures are delivering rusty looking water due to corrosion within the storage tank.



6.2 Item 3(Picture) rusty water

7. Electrical System

General Summary

7.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

(1) The bath exhaust fan in main floor bath is noisy. The motor may be wearing out, or the fan blade needs adjusting. Regardless, you may wish to replace this fan with a quieter one.



7.2 Item 1(Picture) noisy fan

7.7 Carbon Monoxide Detectors

Inspected, Repair or Replace

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

8. Heating / Central Air Conditioning

General Summary

8.0 Heating Equipment

Inspected, Repair or Replace

(1) The fresh air intake circulating fan is not functioning. I recommend repair/replacement as necessary.





8.0 Item 1(Picture) inducer

8.0 Item 2(Picture) control timer for air intake

(2) The furnace filter(s) are filthy which indicates a lack of maintenance. There is no record of maintenance service which I recommend prior to closing. The furnace is old (original 1992 model), and I am not able to determine its remaining life. You may want to budget for a replacement in the near future.



8.0 Item 3(Picture) sample dirty filter

^{8.3} Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

The one the insulated heat ducts near the north perimeter is in contact with the ground and has restricted flow. I recommend restraning the flexible duct so that there is at least a 4 inch clearance from the ground.



8.3 Item 1(Picture) collapsed heat duct

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.

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