

Property Inspection Report



Example Report Seattle, WA 98112

Date of Inspection
March 26th, 2024
11:00 AM

Client
Jane Doe
(999) 999-9999

Inspected By

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WA State Home Inspectors License
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<http://www.guardianhomeis.com>



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Please see the link below or scan the QR code with your phone's camera app.

<https://ener.is/presentation/hqujw4ZnsTDupphJQ>



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List of Actionable Findings Please Read Full Report for Details

Repair or Replace				
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9	Interior	Interior Doors	Missing Door Stop Bumpers	39
10	Structure	Attic Inspection Method	One hinge on window attic access is broken.	42

Evaluation Required				
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1	Exterior	Porches	Damaged	15
2	Plumbing	Water Supply Piping	PolyButylene past life expectancy	32
3	Structure	Crawl Space Inspection Method	Rodent debris present. Some damage to vapor barrier observed in far east corner. Unable to access this area do to height limits. Some floor insulation above is falling down, possibly due to rodents.	41

Upgrade				
#	Category	Item	Condition	Page
1	Exterior	Decks	Rotted, Loose, Damaged	14
2	Exterior	Stairs	Not Built to Code	15
3	Electrical	AFCI	Not present	26
4	HVAC	Fireplace	Dirty	29
5	Insulation & Ventilation	Roof / Attic Insulation Depth	Insulation depth is inadequate	45

Monitor				
#	Category	Item	Condition	Page

Monitor				
#	Category	Item	Condition	Page
1	Exterior	Exterior Doors		14
2	Exterior	Driveways	Cracked	16
3	Exterior	Hose Bibbs / Outdoor Faucets		17
4	Interior	Flooring	Gap, Minor Delamination	39
5	Insulation & Ventilation	Vapour Barriers	Damaged	46

Major Issues Please Read Full Report for Details

EXTERIOR

Trim / Fascia
Section 1.2
Page 13

- Description** • Wood
Condition • Rotted
Location • Exterior

Repair or Replace - Immediately:
Basement south facing window shows noticeable signs of rot. Trim should be replaced to prevent any further damage to the structure.



Decks
Section 1.4
Page 14

- Description** • Wood
Condition • Rotted
• Loose
• Damaged
Location • Exterior

Upgrade - Improve for Longevity:
There are large areas of the deck in need of a protective stain to protect wood from the elements.

Monitor deck for further rot and damage.

Decking shows signs of water damage and sun exposure. Recommend replacing damaged areas to prevent future structural damage and add to the longevity of the deck.



Soffits
Section 1.7
Page 16

- Description** • Wood
- Condition** • Rotted
- Deteriorated
- Location** • South facing soffit

Repair or Replace - Immediately:

Mold growth on soffits is generally black or dark grey and has a splotchy, semi-circular, and irregular appearance. Gone untreated, mold growth on exterior components can lead to accelerated deterioration over time. In the worst-case scenarios, it can deteriorate the roof framing and sheathing, leading to costly repairs. Additionally, the mold will likely continue to grow, which is aesthetically unpleasing.

Mold and early stages of rot present on soffit.



ELECTRICAL

Carbon Monoxide Alarms
Section 3.5
Page 25

- Description** • Not Present
- Condition** • Not Present
- Location** • Not Observed

Repair or Replace - Immediately:

Carbon monoxide kills about 200 people in the U.S. every year. As of January 1, 2007, homeowners, landlords, and building owners are required to install carbon monoxide (CO) detectors within 15 feet of rooms used for sleeping

There is no carbon monoxide detector, which is mandated in this jurisdiction and should be installed.

GFCI
Section 3.6
Page 26

- Description** • Present
Condition • GFCI
Inoperable
Location • Exterior
• South-West
Corner

Repair or Replace - Immediately:

The test button on the GFCI is broken and should be repaired or replaced immediately.



AFCI
Section 3.7
Page 26

- Condition** • Not present
Location • Not Observed

Upgrade - Increase Efficiency:

The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms.

PLUMBING

Water Supply Piping
Section 5.2
Page 32

- Description**
 - Galvanized Steel
 - PolyButylene
- Condition**
 - PolyButylene past life expectancy
- Location**
 - Underground Supply

Evaluation Required

Over time, the galvanized steel pipes begin to rust or corrode from the inside out, resulting in reduced water pressure and restricted water flow. This presents an increased risk of leaks or ruptures occurring in the pipes and the potential for flood damage.

Polybutylene pipes and fittings are prone to breaking and leaking, and they have a lifespan 10 to 15 years. Suggest having these pipes reviewed by a plumbing professional.

Galvanized steel water pipes should be periodically monitored for leaks.



Water Heater Approximate Age
Section 5.4
Page 33

- Description**
 - 12+ Years
- Condition**
 - Past life expectancy
- Location**
 - Basement

Repair or Replace - Immediately:

The tank to your water heater should be flushed on an annual basis. Doing so drains the sediment from the tank, which is then able to work more efficiently. With a yearly tank flush, a water heater is likelier to last for its full life expectancy of roughly ten years.

Water heater is past life expectancy.



Bathroom Sinks
Section 5.10
Page 36

- Description** • Single Vanity
Condition • Leaking
Location • Bathroom

Repair or Replace - Immediately:
A leak is present at the stopper rod/drain connection. The mechanism can be dismantled to check seals for wear or cracks.



General Information

Property Details

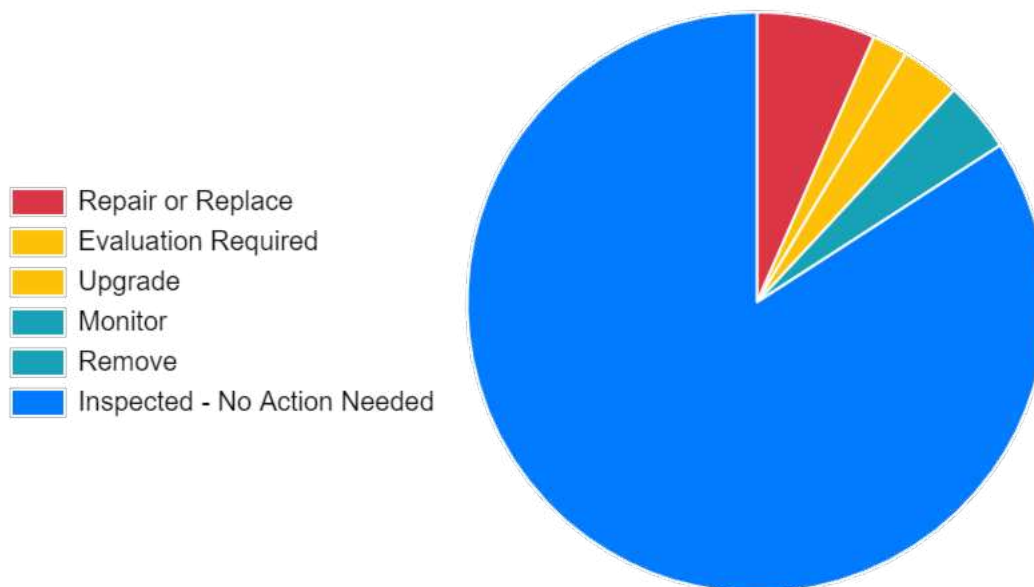
Property Type	<ul style="list-style-type: none">Residential Detached	Est. Year Built	<ul style="list-style-type: none">1930
Num. Floors	<ul style="list-style-type: none">2	Num. Bedrooms	<ul style="list-style-type: none">2
Num. Baths	<ul style="list-style-type: none">1	Est. Building Size	<ul style="list-style-type: none">1290 ft²
Est. Property Size	<ul style="list-style-type: none">9000 ft²	Features	<ul style="list-style-type: none">AtticBasement

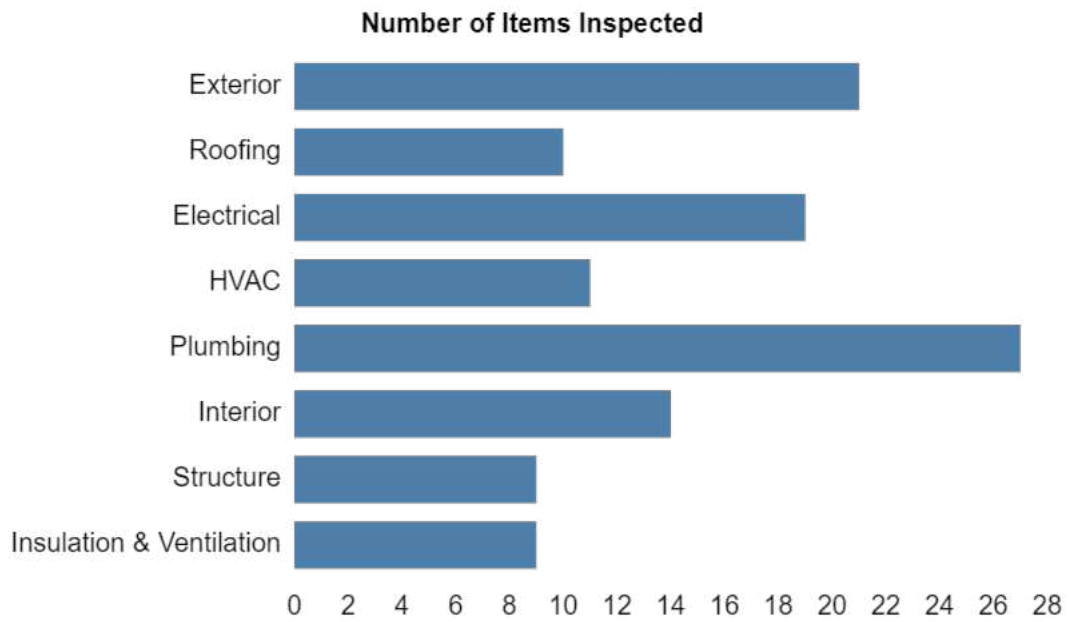
General Remarks

- Weather Conditions**
 - 75 Degrees Fahrenheit , Clear Skies, Dry Soil
- People in Attendance**
 - Jane Doe

A termite inspection was not included in this service. Please refer to this link to see the scope of this home inspection: <https://www.nachi.org/sop.htm>

Number of Items by Required Action





General Limitations

Please note that furnishings are not moved to inspect subjects that may be obstructed by them.

Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

1. Exterior

Description of Components	Type	Location
Railings	<ul style="list-style-type: none"> • Wood railings 	
Garage Door	<ul style="list-style-type: none"> • Chamberlain2-car Automatic 	
Electric Meter		<ul style="list-style-type: none"> • Exterior south face

Exterior System Findings by Component

1.1 Exterior Wall Coverings Exterior	Description	<ul style="list-style-type: none"> • Wood
	Condition	<ul style="list-style-type: none"> • Repainted



Image 1.1.1

1.2 Trim / Fascia Exterior	Description	<ul style="list-style-type: none"> • Wood 	Location	<ul style="list-style-type: none"> • Exterior
	Condition	<ul style="list-style-type: none"> • Rotted 	Risk	<ul style="list-style-type: none"> • Water Damage

Repair or Replace - Immediately: Basement south facing window shows noticeable signs of rot. Trim should be replaced to prevent any further damage to the structure.



Image 1.2.1 Rot present on basement window trim along south facing wall.

1.3 Exterior Doors

Exterior

Description • Wood

Monitor Front door lock sticking but operational. Have reviewed by a professional to determine cause.

Front door lock sticks but is operational. Monitor and consider having reviewed by professional to determine cause.



Image 1.3.1



Image 1.3.2

1.4 Decks

Exterior

Description • Wood

Location • Exterior

Condition • Rotted
• Loose
• Damaged

Risk • Additional Costs
• Structural Damage

Upgrade - Improve for Longevity: There are large areas of the deck in need of a protective stain to protect wood from the elements.

Monitor deck for further rot and damage.

Decking shows signs of water damage and sun exposure. Recommend replacing damaged areas to prevent future structural damage and add to the longevity of the deck.



Image 1.4.1



Image 1.4.2



Image 1.4.3 Rot from water penetration. Deck board should be replaced.

1.5 Stairs
Exterior

Description	• Wood		
Condition	• Not Built to Code	Risk	• safety hazard

Upgrade - Increase Performance: Handrails are not graspable. Safety concern.



Image 1.5.1

1.6 Porches
Exterior

Description	• Wood	Location	• Front of Home • entry way porch roof
Condition	• Damaged	Risk	• Structural Damage

Evaluation Required - Immediately: trim at the soffit of the porch roof shows signs of water damage/penetration, I recommend hiring a licensed professional to further evaluate the issue and get a better idea of what we are working with or at the least to repair the compromised water penetrations



Image 1.6.1



Image 1.6.2



Image 1.6.3

1.7 Soffits
Exterior

Description	• Wood	Location	• South facing soffit
Condition	• Rotted • Deteriorated	Risk	• Further deterioration • Potential for structural damage • allow pests to enter the attic

Repair or Replace - Immediately: Mold growth on soffits is generally black or dark grey and has a splotchy, semi-circular, and irregular appearance. Gone untreated, mold growth on exterior components can lead to accelerated deterioration over time. In the worst-case scenarios, it can deteriorate the roof framing and sheathing, leading to costly repairs. Additionally, the mold will likely continue to grow, which is aesthetically unpleasing.

Mold and early stages of rot present on soffit.



Image 1.7.1 Soffit vents missing open exposure to attic. Broken bird blocking.



Image 1.7.2

1.8 Driveways
Exterior

Description	• Concrete	Risk	• Additional Costs
Condition	• Cracked		

Monitor Driveway cracks present.

Monitor and consider repairing cracks to prevent further costly damage.



Image 1.8.1 Cracking in driveway

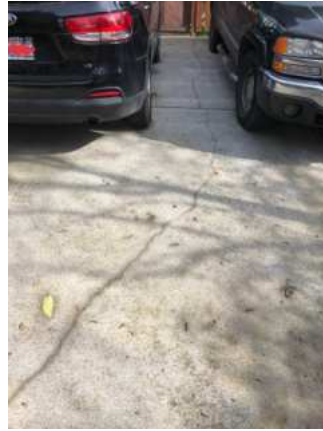


Image 1.8.2 Crack runs down the entire driveway

1.9 Shed / Cottage
Exterior

Description

- Detached

Location

- Rear of Home

Risk

- Additional Costs

ADU is detached from the home and classified as a cottage

1.10 Hose Bibbs / Outdoor Faucets
Exterior

Location

- Exterior
- Southside

Risk

- Freezing during extreme weather in winter
- Siding could deteriorate due to cracking

Monitor - Every Month: Hot and cold water spigot

Cracked siding above spigot



Image 1.10.1 Cracked siding above hose spigot.

- | | | | | |
|-----------------------------|--------------------|--|-----------------|---|
| 1.11 Drain Clean-Out | Description | <ul style="list-style-type: none">• Four inches above the soil line. | Location | <ul style="list-style-type: none">• South facing wall |
| | Exterior | | | |



Image 1.11.1 Drain clean out located along the south wall of the house.

- | | |
|-----------------------------|---|
| 1.IN Items Inspected | <ul style="list-style-type: none">• Electric Meter• Railings |
| Exterior | |

The items listed in this section were inspected without the need to comment on their condition.

1.NI Items Not Inspected

Exterior

- Vegetation

The items listed in this section were not inspected as a part of the Property Inspection.

1.NA Items Not Applicable

Exterior

- Balconies
- Ramps
- Garage
- Carport
- Gas Meter
- Patios
- Stairs
- Retaining Walls
- Garage Door
- Window Wells

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

2. Roofing

Description of Components	Type	Location
Plumbing Stack / Vents Downspouts	<ul style="list-style-type: none"> • Cast IronPlastic • Plastic 	

Roofing System Findings by Component

2.1 Roof Inspection Method	Description Condition	
Roofing		<ul style="list-style-type: none"> • Walked Roof • Overall condition is good. Shingles appear to be recently replaced.



Image 2.1.1



Image 2.1.2

2.2 Roof Type	Description	
Roofing		<ul style="list-style-type: none"> • jerkin head roof
	Condition	<ul style="list-style-type: none"> • new roof



Image 2.2.1

2.3 Roof Coverings / Materials

Roofing

- | | |
|--------------------|-----------------|
| Description | • 3 Tab Shingle |
| Condition | • new |



Image 2.3.1

2.4 Roof Flashings / Valleys

Roofing

Flashing in good condition

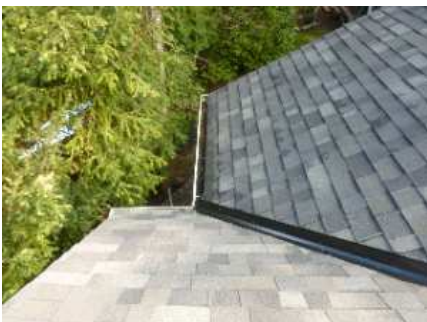


Image 2.4.1 Recent flashing replacement

2.5 Chimneys

Roofing

Description • Brick



Image 2.5.1 Chimney cap present



Image 2.5.2

2.6 Inner Eaves / Gutters

Roofing

Description • Plastic
Condition • Improper Sloping
• Loose

Location • Exterior
Risk • Potential Water Damage

Repair or Replace Sagging in some portions of the gutter system.

Gutters filled with debris.

Tree limbs overhanging gutters and roof.

Improper gutter sloping can lead to pooled water and potential structural damage.



Image 2.6.1 Gutter at downspout with noticeable sagging.

2.L Limitations

Roofing

• Solar Panels Covered

South portion of roof covered in solar panels. Unable to inspect below

panels.



Image 2.L.1 South facing roof with solar panels

2.IN Items Inspected
Roofing

- Downspouts
- Plumbing Stack / Vents

The items listed in this section were inspected without the need to comment on their condition.

2.NA Items Not Applicable
Roofing

- Detached Garage Roofing
- Skylights
- Roofing Others

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

3. Electrical

Description of Components

Service Type	• Overhead
Service Voltage	• 120/240V
Service Amperage	• 200 Amps
Main Disconnect Rating	• 200 Amps
Branch Circuit Wiring	• Copper
Presence of Solid Aluminum Wiring	• Not Observed
Service Grounding	• Plumbing Supply

Location

- west face of exterior

Electrical System Findings by Component

3.1 Service Entrance Conductor Electrical

Description	• Copper	Location	• Exterior • West Side • By Meter
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Image 3.1.1

3.2 Main Disconnect / Service Box Electrical

Description	• Breakers	Location	• West Side • Basement
--------------------	------------	-----------------	---------------------------



Image 3.2.1



Image 3.2.2



Image 3.2.3

3.3 Distribution Panels

Electrical

- Location**
- West Side
 - Basement

Please take note of the location of the panel, as it will need to be accessed to reset breakers during home ownership.

3.4 Smoke Alarms

Electrical

- Description**
- Present
- Location**
- Bedroom
 - Kitchen
 - Living Room

If smoke detectors are battery powered then changing your detector's batteries every 6 months is recommended and Because alarm sensors wear out, replace each alarm at least every 10 years.

3.5 Carbon Monoxide Alarms

Electrical

- Description**
- Not Present
- Condition**
- Not Present
- Location**
- Not Observed
- Risk**
- Safety Hazard

Repair or Replace - Immediately: Carbon monoxide kills about 200 people in the U.S. every year. As of January 1, 2007, homeowners, landlords, and building owners are required to install carbon monoxide (CO) detectors within 15 feet of rooms used for sleeping

There is no carbon monoxide detector, which is mandated in this jurisdiction and should be installed.

3.6 GFCI
Electrical

Description	• Present	Location	• Exterior • South-West Corner
Condition	• GFCI Inoperable	Risk	• Electrocutation Hazard • Inoperable Outlets

Repair or Replace - Immediately: The test button on the GFCI is broken and should be repaired or replaced immediately.



Image 3.6.1 Broken GFCI Test Button



Image 3.6.2 Broken GFCI Test Button

3.7 AFCI
Electrical

Condition	• Not present	Location	• Not Observed
		Risk	• Electrical Code Compliance Failure • Fire Hazard

Upgrade - Increase Efficiency: The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms.

3.8 Lighting Switches
Electrical

Description	• Switch/Outlet Combo Junction	Location	• Attic
Condition	• Damaged	Risk	• Electrocutation Hazard

Repair or Replace



Image 3.8.1 Broken Outlet Cover



Image 3.8.2

3.IN Items Inspected
Electrical

- Branch Circuit Wiring
- Service Grounding
- Service Type
- Presence of Solid Aluminum Wiring

The items listed in this section were inspected without the need to comment on their condition.

3.NI Items Not Inspected
Electrical

- Carbon Monoxide Alarms

The items listed in this section were not inspected as a part of the Property Inspection.

3.NA Items Not Applicable
Electrical

- AFCI

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

4. HVAC

Description of Components	Type	Location
Exhaust Venting Method	<ul style="list-style-type: none"> Naturally Aspiring 	
Cooling Energy Source	<ul style="list-style-type: none"> Electric 	
Cooling Systems	<ul style="list-style-type: none"> Split System 	<ul style="list-style-type: none"> Exterior north face
Cooling Distribution	<ul style="list-style-type: none"> Ductless System 	<ul style="list-style-type: none"> Living Room
Heat Recovery Ventilation	<ul style="list-style-type: none"> open air 	

HVAC System Findings by Component

4.1 Heating Energy Source HVAC	Description	Location
	<ul style="list-style-type: none"> Electric Ductless Heat pump 	<ul style="list-style-type: none"> Living Room Basement
	<ul style="list-style-type: none"> New 	
Split system with two evaporator units		

4.2 Heating Systems HVAC	Description	Location
	<ul style="list-style-type: none"> Split system ductless heat pump 	<ul style="list-style-type: none"> North wall Outside
	<ul style="list-style-type: none"> New 	
Make sure to have maintained once a year and to check for dust buildup, mold and rust.		



Image 4.2.1 Condenser unit located on North facing wall



Image 4.2.2

4.3 Thermostats HVAC

Description • Digital **Location** • Hallway
 • Basement

Condition • New unit



Image 4.3.1

4.4 Fireplace HVAC

Description • Masonry **Location** • Living Room
Condition • Dirty **Risk** • Fire Hazard

Upgrade - Increase Performance: cleaning the chimney at least once a year is recommended to prevent un-burnt residue build up on the internal surfaces which can catch fire and cause your house to catch fire (as most fireplaces are connected to the timber framework of the house for stability).



Image 4.4.1



Image 4.4.2

4.5 Heat Source per Room HVAC

Description • Wall mounted split system units **Location** • Living Room
 • Basement

Condition • New

Condition • New units

Filters in need of cleaning



Image 4.5.1 Evaporator unit in living room



Image 4.5.2 Filters need cleaning

4.6 HVAC Others
HVAC

- | | | | |
|--------------------|---|-----------------|---|
| Description | <ul style="list-style-type: none"> • Ductless split system heating and cooling units | Location | <ul style="list-style-type: none"> • Living Room • Basement |
| Condition | <ul style="list-style-type: none"> • New | | |
| Dirty filters | | | |

4.L Limitations
HVAC

- Quality of Chimney Draw Not Determined

4.IN Items Inspected
HVAC

- Cooling Distribution
- Cooling Systems
- Heat Recovery Ventilation

The items listed in this section were inspected without the need to comment on their condition.

**4.NA Items Not
Applicable**
HVAC

- Chimneys / Venting Materials
- Combustion Air Sources
- Fire Safety Equipment
- Automatic Safety Controls

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

5. Plumbing

Description of Components	Type	Location
Sewage System	<ul style="list-style-type: none"> Public 	
Drain, Waste, Vent Piping	<ul style="list-style-type: none"> PVC 	
Water Heater Energy Source	<ul style="list-style-type: none"> Electric 	<ul style="list-style-type: none"> Basement
Water Heater Manufacturer	<ul style="list-style-type: none"> General Electric 	<ul style="list-style-type: none"> Basement
Water Heater Capacity	<ul style="list-style-type: none"> 50 gal 	<ul style="list-style-type: none"> Basement
Fuel Shut-Off		<ul style="list-style-type: none"> Not Observed
Fuel Storage System		<ul style="list-style-type: none"> Not Observed

Plumbing System Findings by Component

5.1 Water Source System	Description	Location
Plumbing	<ul style="list-style-type: none"> Public 	<ul style="list-style-type: none"> Exterior west facing front of yard



Image 5.1.1



Image 5.1.2

5.2 Water Supply Piping	Description	Location
Plumbing	<ul style="list-style-type: none"> Galvanized Steel PolyButylene 	<ul style="list-style-type: none"> Underground Supply
	Condition <ul style="list-style-type: none"> PolyButylene past life expectancy 	Risk <ul style="list-style-type: none"> Water Damage leaks

Evaluation Required Over time, the galvanized steel pipes begin to rust or corrode from the inside out, resulting in reduced water pressure and restricted water flow. This presents an increased risk of leaks or ruptures occurring in the pipes and the potential for flood damage.

Polybutylene pipes and fittings are prone to breaking and leaking, and they have a lifespan 10 to 15 years. Suggest having these pipes reviewed by a plumbing professional.

Galvanized steel water pipes should be periodically monitored for leaks.



Image 5.2.1



Image 5.2.2

5.3 Water Heater Plumbing

Description • Tank

Location

- Basement
- laundry room



Image 5.3.1



Image 5.3.2



Image 5.3.3

5.4 Water Heater Approximate Age Plumbing

Description • 12+ Years
Condition • Past life expectancy

Location

Risk

- Basement
- Water Damage
- electrical damage

Repair or Replace - Immediately: The tank to your water heater should be flushed on an annual basis. Doing so drains the sediment from the tank, which is then able to work more efficiently. With a yearly tank flush, a water heater is likelier to last for its full life expectancy of roughly ten years.

Water heater is past life expectancy.



Image 5.4.1



Image 5.4.2

5.5 Water Shut-Off
Plumbing

Description

- ball valve shut off at main

Location

- Basement



Image 5.5.1 Shut off ball valve

5.6 Temperature Measurements
Plumbing

Description

- 120 degrees farenheit

Location

- Kitchen



Image 5.6.1 Water temperature at 120 degrees

5.7 Temperature Release Valve

Plumbing



Image 5.7.1

5.8 Pressure Measurements

Plumbing

Description • 70 psi



Image 5.8.1

5.9 Kitchen Basins

Plumbing



Image 5.9.1



Image 5.9.2

5.10 Bathroom Sinks

Plumbing

Description	• Single Vanity	Location	• Bathroom
Condition	• Leaking	Risk	• Water Damage • Sanitary Hazard

Repair or Replace - Immediately: A leak is present at the stopper rod/drain connection. The mechanism can be dismantled to check seals for wear or cracks.



Image 5.10.1



Image 5.10.2



Image 5.10.3

5.11 Shower Stalls

Plumbing

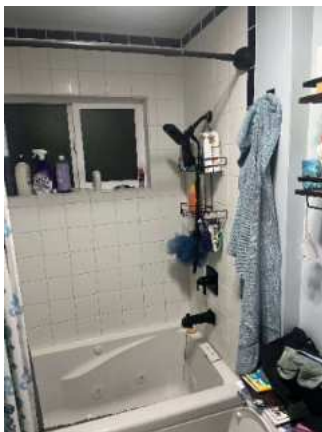


Image 5.11.1



Image 5.11.2

5.12 Shower Walls

Plumbing



Image 5.12.1

5.13 Toilets

Plumbing



Image 5.13.1

5.L Limitations

Plumbing

- Water Quality Not Tested

5.IN Items Inspected

Plumbing

- Water Heater Manufacturer

The items listed in this section were inspected without the need to comment on their condition.

**5.NA Items Not
Applicable**
Plumbing

- Fuel Storage System
- Sewage Ejectors
- Fuel Shut-Off
- Fuel Distribution Systems
- Sump Pumps

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

6. Interior

Description of Components	Type	Location
Interior Walls	<ul style="list-style-type: none"> • Drywall/Lathe and Plaster 	
Ceiling	<ul style="list-style-type: none"> • Textured 	
Interior Windows	<ul style="list-style-type: none"> • Single Hung 	<ul style="list-style-type: none"> • Throughout
Interior Trims	<ul style="list-style-type: none"> • Paint-Grade Trim 	
Kitchen Counters	<ul style="list-style-type: none"> • Granite 	
Ranges / Ovens / Cooktops	<ul style="list-style-type: none"> • General Electric 	<ul style="list-style-type: none"> • Kitchen
Refrigerator / Freezer	<ul style="list-style-type: none"> • Frigidaire 	<ul style="list-style-type: none"> • Kitchen
Microwave Oven	<ul style="list-style-type: none"> • Samsung 	<ul style="list-style-type: none"> • Kitchen

Interior System Findings by Component

6.1 Flooring Interior

Description	<ul style="list-style-type: none"> • Hardwood • Ceramic Tile 	Location	<ul style="list-style-type: none"> • Master Bedroom • Kitchen
Condition	<ul style="list-style-type: none"> • Gap • Minor Delamination 	Risk	<ul style="list-style-type: none"> • Continued Delamination • Cosmetic

Monitor The corner of a hardwood flooring piece in the kitchen is delaminating and may get worse over time. Please monitor it at your discretion.



Image 6.1.1 Hardwood Flooring Gap - Master Bdrm Entry

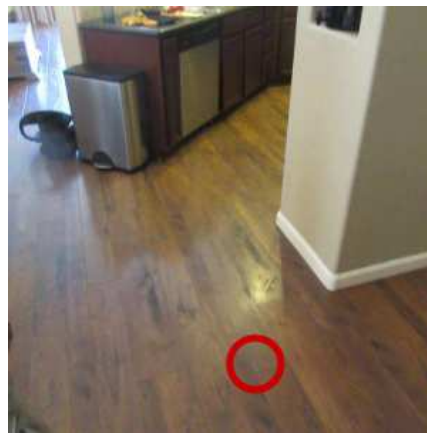


Image 6.1.2 Delamination spot in kitchen

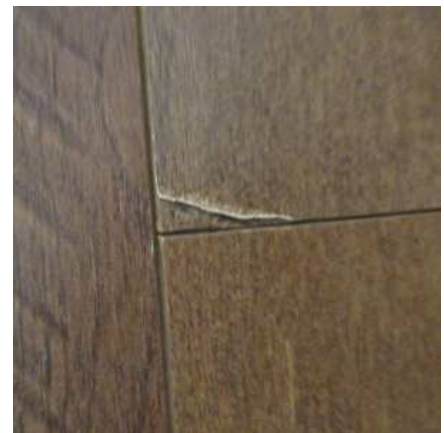


Image 6.1.3

6.2 Interior Doors Interior

Description	<ul style="list-style-type: none"> • Hollow Wood 	Location	<ul style="list-style-type: none"> • Laundry Room • Main Bathroom
Condition	<ul style="list-style-type: none"> • Missing Door Stop 	Risk	<ul style="list-style-type: none"> • Damage to Doors

Bumpers

Repair or Replace Two of the door stops are missing the rubber bumpers that absorb the impact without denting the door. These can be purchased at your local hardware store and installed easily.

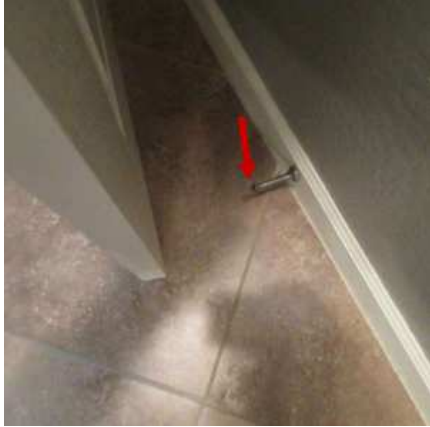


Image 6.2.1 Bedroom 1



Image 6.2.2 Bedroom 2

6.IN Items Inspected
Interior

- Ceiling
- Interior Trims
- Ranges / Ovens / Cooktops
- Microwave Oven
- Interior Walls
- Interior Windows
- Kitchen Counters
- Refrigerator / Freezer

The items listed in this section were inspected without the need to comment on their condition.

6.NI Items Not Inspected
Interior

- Washing Machine
- Closets
- Drying Machine

The items listed in this section were not inspected as a part of the Property Inspection.

6.NA Items Not Applicable
Interior

- Garbage Disposer Unit
- Interior Steps / Stairways

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

7. Structure

Description of Components	Type	Location
Foundation Type	<ul style="list-style-type: none"> Basement 	
Floor Structure	<ul style="list-style-type: none"> Concrete Slab 	
Wall Structure	<ul style="list-style-type: none"> Wood Framed 	
Ceiling / Roof Structure Type	<ul style="list-style-type: none"> Trusses 	<ul style="list-style-type: none"> Attic
Ceiling / Roof Structure Material	<ul style="list-style-type: none"> Plywood 	

Structure System Findings by Component

7.1 Crawl Space Inspection Method Structure	Description	<ul style="list-style-type: none"> From Inside 	Location	<ul style="list-style-type: none"> Crawl space access is present in the basement along the northeast wall.
	Condition	<ul style="list-style-type: none"> Rodent debris present. Some damage to vapor barrier observed in far east corner. Unable to access this area do to height limits. Some floor insulation above is falling down, possibly due to rodents. 	Risk	<ul style="list-style-type: none"> Rodent infestation can damage wooden structures, foundations, water pipes, electrical wires, and insulation. Damage to vapor barriers will reduce their effectiveness and lead to an increased humidity.

Evaluation Required - Immediately: Suggest having a professional exterminator evaluate the crawl space. Replace damaged insulation and vapor barrier.

Crawl space entry is not insulated or lockable. Consider replacing for secure entry.



Image 7.1.1 Crawl space entry door, not insulated.



Image 7.1.2 Example of falling insulation in crawl space.

7.2 Foundation Material
Structure

Description	• Concrete	Location	• East Side of Home
Condition	• Hairline Cracked	Risk	• Normal Settlement

There are typical settling cracks in the foundation walls that would not need a specialist evaluation.



Image 7.2.1

7.3 Attic Inspection Method
Structure

Description	• From Access	Location	• East facing wall
Condition	• One hinge on window attic access is broken.	Risk	• Structural Damage

Repair or Replace - Immediately: Attic access is outside. Currently access is hanging on one hinge. If remaining hinge fails access will be exposed to the elements causing water and rodent penetration.



Image 7.3.1 Attic access located outside on east facing wall.

7.4 Roof Sheathing
Structure

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none">• Plywood |
| Condition | <ul style="list-style-type: none">• good condition |

7.L Limitations
Structure

- Crawl Space Access was Limited



Image 7.L.1 Portion of crawlspace inaccessible because of noticeable rodent debris.

7.IN Items Inspected
Structure

- | | |
|--|---|
| <ul style="list-style-type: none">• Wall Structure• Ceiling / Roof Structure Material | <ul style="list-style-type: none">• Floor Structure• Ceiling / Roof Structure Type |
|--|---|

The items listed in this section were inspected without the need to comment on their condition.

**7.NA Items Not
Applicable**
Structure

- Columns
- Under-Floor Access

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

8. Insulation & Ventilation

Description of Components	Type	Location
Foundation Wall Insulation	• Batt	
Roof / Attic Ventilation	• Gable Vents • Soffit Vents • Ridge Vents	
Kitchen Exhaust System	• Range Hood	• Kitchen • Piped to Exterior
Bathrooms Exhaust System	• Exhaust Fans	
Laundry Exhaust System	• Exhaust Fan	
Radon Mitigation System	• Electric Vent Fan • Timer	• Crawlspace • Basement

Insulation & Ventilation System Findings by Component

8.1 Roof / Attic Insulation Insulation & Ventilation	Description	<ul style="list-style-type: none"> • Cellulose • Glass Fiber 	Location	<ul style="list-style-type: none"> • Attic
	Combination of cellulose insulation and fiber glass			



Image 8.1.1



Image 8.1.2

8.2 Roof / Attic Insulation Depth Insulation & Ventilation	Description	<ul style="list-style-type: none"> • R-30
	Condition	<ul style="list-style-type: none"> • Insulation depth is inadequate

Upgrade Low level of insulation. In zones 4C it is recommended to have R60 insulation levels

8.3 Vapour Barriers

Insulation & Ventilation

Description

- Poly

Condition

- Damaged

Risk

- When crawl space vapor barriers aren't working properly, you're much more likely to experience increased indoor humidity.

Monitor Some damage to vapor barriers. Possibly related to previous rodent infestation.



Image 8.3.1 Poly vapor barrier in crawl space

8.IN Items

Inspected

Insulation & Ventilation

- Roof / Attic Ventilation
- Bathrooms Exhaust System
- Radon Mitigation System
- Foundation Wall Insulation
- Kitchen Exhaust System
- Laundry Exhaust System

The items listed in this section were inspected without the need to comment on their condition.

8.NA Items Not Applicable

Insulation & Ventilation

- Foundation Ventilation Systems
- Foundation Insulation Depth
- Mechanical Ventilation System

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

Service Agreement


This is an agreement between you, Lani Tuitupou, the client and Lani Tuitupou, the inspector, pertaining to the home inspection of the property at Example Report, Seattle, WA. Services rendered are for the amount of \$500.

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. This does not include investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues. All home inspections are in compliance with the SOP set forth by the Washington state department of licensing. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.



Jane Doe

February 12th, 2024



Lani Tuitupou

March 26th, 2024

Standards of Practice

We follow Washington State Standards of Practice for Home Inspectors & Inspections Chapter 308-408C WAC.

Standards of practice (SOP)—Purpose and scope

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing.

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.

Ethics—Statement of purpose

In order to ensure the integrity and high standard of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the inspector.

The home inspector must:

- (1) Provide home inspection services that conform to the Washington state home inspectors' SOP.
- (2) Provide full written disclosure, to the home inspector's client, of any business, familial, or financial relationships or other conflicts of interest between the home inspector and any other party to the transaction. Written disclosure is required prior to the client's signing of the preinspection agreement. Disclosure is required to ensure the consumer's right to freely pick a home inspector of the buyer's or seller's choice and prevent collusion between the home inspector and the parties to the transaction. Parties may include, but are not limited to, buyers, sellers, appraisers, real estate licensees, mortgage representatives, title companies, vendors and service contractors.
- (3) Act as an unbiased party and discharge his or her duties with integrity and fidelity to the client.
- (4) Perform services and express opinions based on genuine conviction and only within the inspector's area of education, training, or expertise.
- (5) Not conduct a home inspection or prepare a home inspection report that knowingly minimizes, compromises or attempts to balance information about defects for the purpose of garnering future referrals.
- (6) Not provide services that constitute the unauthorized practice of any profession that requires a special license when the inspector does not hold that license.
- (7) Not accept compensation for a home inspection from more than one party without written disclosure to the inspector's client(s).
- (8) Not for one year after completion of the inspection repair, replace, or upgrade for compensation components or systems on any building inspected - This section applies to the inspector's firm and other employees or principals of that firm or affiliated firms.
- (9) Not offer an inducement to any individual or entity by providing compensation or reward in exchange for performing an inspection.
- (10) Not disclose information contained in the inspection report without client approval or as required by law. However, at their discretion inspectors may disclose when practical observed safety or health hazards to occupants or others that are exposed to such hazards.
- (11) Not advertise previous experience in an associated trade as experience in the home inspection profession. An inspector's advertised inspection experience will reflect only the inspector's experience as a home inspector and inspectors shall not advertise, market or promote their home inspection services or qualifications in a fraudulent, false, deceptive or misleading manner.
- (12) Not accept a home inspection referral or perform a home inspection when assignment of the inspection is contingent upon the inspector reporting predetermined conditions.

Exclusions and limitations

Inspectors are not required to:

- (1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.
- (2) Comment on the suitability of the structure or property for any specialized use, compliance with

codes, regulations, laws or ordinances.

(3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(4) Determine the operating costs of any systems or components.

(5) Determine the acoustical properties of any systems or components.

(6) Operate any system or component that is shut down, not connected or is otherwise inoperable.

(7) Operate any system or component that does not respond to normal user controls.

(8) Operate any circuit breakers, water, gas or oil shutoff valves.

(9) Offer or perform any act or service contrary to law.

(10) Offer or perform engineering services or work in any trade or professional service other than home inspection.

(11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.

(12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.

(13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.

(14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.

(15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.

(17) Dismantle any system or component, except as explicitly required by the SOP.

(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.

Recordkeeping

The inspector is required to maintain the following records for a period of three years:

(1) Preinspection agreements signed by the client and the home inspector for all home inspections.

(2) Home inspection reports.

(3) Timesheets or similar documentation used to establish proof of field training, when supervising a home inspector applicant/candidate.

Contracts

A preinspection agreement is mandatory and as a minimum must contain or state:

(1) Address of property.

(2) Home inspector compensation.

(3) General description of what the home inspector will and will not inspect. That description will include all items that the Washington state SOP requires to be inspected.

(4) A statement that the inspection does not include investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues unless agreed to in writing in the preinspection agreement.

Procedures

A home inspector must:

(1) Provide a copy of the preinspection agreement to the client prior to the inspection unless prevented by circumstances from doing so.

(2) Provide the client a copy of the home inspection report according to the terms of the preinspection agreement.

(3) Return client's money related to a home inspection report when ordered to do so by a court.

Structure

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

- Describe the type of building materials comprising the major structural components.
- Enter and traverse attics and subfloor crawlspaces.
- Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

- Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.
- Describe any deficiencies of these systems or components.
- Report all wood rot and pest-conducive conditions discovered.
- Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

- Enter

(a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

- Move stored items or debris or perform excavation to gain access.

Exterior

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

- Describe the exterior components visible from ground level.
- Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.
- Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

- Test or evaluate the operation of security locks, devices or systems.
- Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.
- Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

Roofs

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible

flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

- Traverse the roof to inspect it.
- Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.
- Report the manner in which the roof is ventilated.
- Describe the type and general condition of roof coverings.
- Report multiple layers of roofing when visible or readily apparent.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.
- Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.
- Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.
- Operate powered roof ventilators.
- Predict remaining life expectancy of roof coverings.

Plumbing system

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

(d) Operate fixtures in order to observe functional flow.

(e) Check for functional drainage from fixtures.

(f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners and filter systems.

(vi) Private water supply systems.

(vii) Gas supply systems.

(viii) Interior components of exterior pumps or sealed sanitary waste lift systems.

(ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

(c) Test

(i) Pressure or temperature/pressure relief valve.

(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

(d) Determine

- (i) The potability of any water supply whether public or private.
- (ii) The condition and operation of water wells and related pressure tanks and pumps.
- (iii) The quantity of water from on-site water supplies.
- (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.
- (e) Ignite pilot lights.

Electrical system

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

- (a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.
- (b) Report
 - (i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.
 - (ii) When no connection to a service grounding electrode can be confirmed.
 - (c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).
 - (d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.
 - (e) Verify
 - (i) The operation of a representative number of accessible switches, receptacles and light fixtures.
 - (ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.
 - (iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.
 - (f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.
 - (g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.
 - (h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.
 - (i) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Insert any tool, probe or testing device into the main or subpanels.
 - (b) Activate electrical systems or branch circuits that are not energized.
 - (c) Operate circuit breakers, service disconnects or remove fuses.
 - (d) Inspect ancillary systems, including but not limited to:
 - (i) Timers.
 - (ii) Security systems.
 - (iii) Low voltage relays.
 - (iv) Smoke/heat detectors.
 - (v) Antennas.
 - (vi) Intercoms.
 - (vii) Electrical deicing tapes.
 - (viii) Lawn sprinkler wiring.
 - (ix) Swimming pool or spa wiring.
 - (x) Central vacuum systems.
 - (xi) Electrical equipment that's not readily accessible.
 - (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.
 - (f) Move any objects, furniture, or appliances to gain access to any electrical component.
 - (g) Test every switch, receptacle, and fixture.

- (h) Remove switch and receptacle cover plates.
- (i) Verify the continuity of connected service ground(s).

Heating system

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

- (1) The inspector will:
 - (a) Describe the type of fuel, heating equipment, and heating distribution systems.
 - (b) Operate the system using normal readily accessible control devices.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
 - (d) Inspect
 - (i) The condition of normally operated controls and components of systems.
 - (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
 - (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
 - (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
 - (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
 - (vi) Electric baseboard and in-wall heaters to ensure they are functional.
 - (e) Report any evidence that indicates the possible presence of an underground storage tank.
 - (f) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Ignite pilot lights.
 - (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.
 - (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
 - (c) Inspect or evaluate
 - (i) Heat exchangers concealed inside furnaces and boilers.
 - (ii) Any heating equipment that is not readily accessible.
 - (iii) The interior of chimneys and flues.
 - (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
 - (d) Remove covers or panels that are not readily accessible or removable.
 - (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
 - (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
 - (g) Determine:
 - (i) The capacity, adequacy, or efficiency of a heating system.
 - (ii) Determine adequacy of combustion air.
 - (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Air conditioning systems

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

- (1) The inspector will:
 - (a) Describe the central air conditioning system and energy sources.
 - (b) Operate the system using normal control devices and measure and record temperature differential.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer.
 - (d) Inspect the condition of controls and operative components of the complete system; conditions permitting.
 - (e) Describe any deficiencies of these systems or components in the inspection report.
- (2) The inspector is not required to:
 - (a) Activate cooling systems that have been shut down.
 - (b) Inspect

- (i) Gas-fired refrigeration systems.
- (ii) Evaporative coolers.
- (iii) Wall or window-mounted air-conditioning units.
- (iv) The system for refrigerant leaks.
- (c) Check the coolant pressure/charge.
- (d) Determine the efficiency, or adequacy of the system.
- (e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.
- (f) Remove covers or panels that are not readily accessible.
- (g) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (h) Determine how much current the unit is drawing.
- (i) Evaluate digital-type thermostats or controls.

Interiors

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

(c) Comment on the presence or absence of smoke detectors.

(d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Report on cosmetic conditions related to the condition of interior components.

(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Insulation and ventilation

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

- Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.
- Describe the type of insulation in viewable and accessible unconditioned spaces.
- Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.
- Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.
- Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.
- Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Fireplaces and stoves

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

- Describe fireplaces and stoves.
- Inspect dampers, fireboxes and hearths.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.
- Ignite fires in a fireplace or stove.
- Determine the adequacy of draft.
- Perform a chimney smoke test.
- Inspect any solid fuel device being operated at the time of the inspection.
- Evaluate the installation or adequacy of fireplace inserts.
- Evaluate modifications to a fireplace, stove, or chimney.
- Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Site

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) The inspector will:

(a) Describe the material used for driveways, walkways, patios and other flatwork around the home.

(b) Inspect

(i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.

(ii) For proper grading and drainage slope.

(iii) Vegetation in close proximity to the home.

(c) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.
- Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.
- Evaluate hydrological or geological conditions.
- Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

Attached garages or carports

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

- Inspect the condition and function of the overhead garage doors and associated hardware.
- Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.
- Inspect the condition and installation of any pedestrian doors.
- Inspect fire separation between the house and garage when applicable.
- Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.
- Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- Determine whether or not a solid core pedestrian door that is not labeled is fire rated.
- Verify the functionality of garage door opener remote controls.
- Move vehicles or personal property.
- Operate any equipment unless otherwise addressed in the SOP.