



HOME INSPECTION REPORT



123 A St., Anytown, WA 98999

Inspection Date:
1/28/2021

Prepared For:
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21-121

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REPORT OVERVIEW

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Main Entrance Faces

East

State of Occupancy

Unoccupied but furnished

Weather Conditions

Cloudy
Windy
Rain

Recent Rain

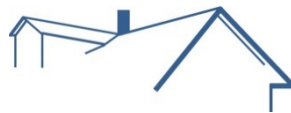
Yes

Ground Cover

Wet

Approximate Age

50 - 60 years



SUMMARY

Potential Safety Hazards

Three of four receptacles in the kitchen are not ground fault circuit interrupter (GFCI) protected, this is a Safety hazard and should be corrected by a licensed qualified electrician.

Items Not Operated

Furnace was shut down for major maintenance, recommend confirming all furnace issues corrected with Re-inspection of unit.

Major Concerns

Asphalt roof covering is approximately 25 years per current owner. Asphalt roofs with steeper slopes may last up to 30 years. Start planning now for replacement.

Items to monitor

During the inspection , a rain squall went through at time of gutter check. Downspout connected to drain tile on southwest corner backs up during heavy rains. Recommend monitoring and presistance of backing up should be investigated

* Items listed in this report may inadvertently have been left off the Summary Sheet.
Customer should read the **entire** report, including the Remarks.



Grounds

Landscaping affecting foundation

Negative **Satisfactory**
Grade:

Service Walks

Material: Concrete
Condition: **Satisfactory**

Driveway/Parking

Material: Concrete
Condition: **Satisfactory**

Stoops/Steps

Material: Concrete
Condition: **Satisfactory**

Patio

Material: Concrete
Condition: **Satisfactory**

Deck/Patio/Porch Covers

Condition: **Satisfactory**
Recommend None
:

Fence/Wall

Type: Wood
Condition: **Satisfactory**
Gate: **Satisfactory**



Exterior

Service Entry

Location: Overhead
Condition: Satisfactory
Exterior receptacles: Yes
Operable: Yes
Condition: Satisfactory
GFCI present: Yes
Operable: Yes

Slab-On-Grade/Foundation

Foundation Wall: Poured concrete
Condition: Satisfactory
Concrete Slab: N/A

Chimney(s)

Location(s): Middle of Roof
Viewed From: Ground (Inspection Limited)
With Binoculars
Rain Cap/Spark Arrestor: Yes
Chase: Brick
Flue: Unlined
Evidence of: No apparent defects
Condition: Satisfactory

Gutters/Scuppers/Eavestrough

Condition: Satisfactory
Needs to be cleaned
Material: Galvanized/Aluminum
Leaking: Corners

Attachment: Satisfactory

Comments: Downspout at SW corner overflows during heavy rain

Siding

Material: Fiber-cement

Condition: Satisfactory

Trim

Material: Wood

Condition: Satisfactory

Soffit

Material: Wood

Condition: Marginal
Damaged wood

Fascia

Material: Wood

Condition: Marginal
Damaged wood

Flashing

Material: Aluminum/Steel

Condition: Satisfactory

Windows/Screens

Condition: Satisfactory

Material: Aluminum/Vinyl clad

Screens: Satisfactory

Exterior Doors

Main Weatherstripping: Satisfactory

Entrance: Door condition: Satisfactory

Patio: Weatherstripping: Satisfactory
Door condition: Satisfactory

Rear door: N/A

Other door: N/A

Building(s) Exterior Wall Construction

Type: Not Visible

Condition: Not Visible



General

Visibility: Partial
Limited By: Rain

Inspected From: Ladder at eaves

Style of Roof

Type: Gable

Pitch: Medium

Roof #1: Type: Asphalt
Layers: 1+ Layers
Age: 25+
Location: East
West

Roof #2: None

Roof #3: None

Condition of Roof Coverings

Roof #1: **Satisfactory**
Curling
Granules missing
Moss buildup
Recommend roofer evaluate

Roof #2: N/A

Roof #3: N/A

Flashing

Material: Galv/Alum

Condition: **Satisfactory**

SonoTubes

N/A

Ventilation System

Type: Soffit
 Gable

Plumbing Vents

Condition: **Satisfactory**



Garage/Carport

Type

Type: Attached
1-Car

Electrical Receptacles

Reverse polarity: Yes
Operable: Yes
Open ground: No
GFCI Present: Yes
Operable: Yes

Overhead Door(s)

Material: Metal
Condition: Satisfactory
Recommend Priming/Painting Inside & Edges: No

Roofing

Material: Same as house

Gutters/Eavestrough

Condition: Same as house

Floor

Material: Concrete

Condition: Satisfactory

Source of Ignition within 18" of the floor: No

Fire Separation Walls & Ceiling

Present

Condition: Satisfactory

Moisture Stains Present: No

Typical Cracks: No

Fire door: Satisfactory

Self closure: Satisfactory



Countertops

Condition: Satisfactory

Cabinets

Condition: Satisfactory

Appliances

Disposal: N/A

Oven: Operable: Yes

Range: Operable: Yes

Dishwasher: Operable: Yes

Trash Compactor: N/A

Exhaust fan: Operable: Yes

Refrigerator: Operable: Yes

Microwave: N/A

Other: Operable: No

Dishwasher airgap: Yes

Dishwasher drain line looped: No

Receptacles present: Yes

Operable: Yes

GFCI: No

Operable: No

Recommend GFCI Receptacles: Yes

Potential Safety Hazard(s)

Open ground/Reverse polarity: No

Comments:

Three of the four receptacles are not ground fault circuit interrupter (GFCI) protected. Recommend repair by licensed qualified electrician

Plumbing

Faucet Leaks: No

Pipes leak/corroded: No

Sink/Faucet: Satisfactory

Functional drainage: Satisfactory

Functional flow: Satisfactory

Walls & Ceiling


Condition: Satisfactory

Heating/Cooling Source

Yes

Floor

Condition: Satisfactory



Laundry Room

Laundry

Laundry sink: N/A

Faucet leaks: No

Pipes leak: No
Not Visible

Cross connections : No

Appliances: Washer
Dryer
Water heater
Furnace/Boiler

Electrical: Open ground/reverse polarity: No

GFCI present: Yes
Operable: Yes

Dryer vented: Wall

Washer hook-up lines/valves: **Satisfactory**

Gas shut-off valve: N/A

Room vented: No

Heat source present: Yes



Bath

Location: First floor bath

Receptacles present: Yes
Operable: Yes

GFCI: Yes
Operable: Yes

Open ground/Reverse polarity: No

Sinks: Faucet leaks: No
Pipes leak: No

Toilet: Bowl loose: No
Operable: Yes

Tubs: Faucet leaks: No
Pipes leak: Not Visible

Showers: Faucet leaks: No
Pipes leak: Not Visible

Shower/Tub area: Ceramic/Plastic
Condition: Satisfactory
Caulk/Grouting needed: No
N/A

Water flow: Satisfactory

Drainage: Satisfactory

Moisture stains present: No

Exhaust fan: Yes
Operable: Yes
Noisy

Heat source present: Yes

Doors: Satisfactory

Window: Satisfactory

Whirlpool: No



Room

Location: First floor
East

Type: Office

Electrical: Switches: Yes, Operable
Receptacles: Yes, Operable
Open ground/Reverse polarity: No

Walls & Ceiling: **Satisfactory**

Moisture stains: No

Floor: **Satisfactory**

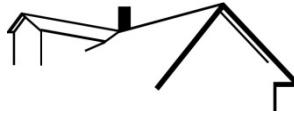
Ceiling fan: None

Doors: **Satisfactory**

Windows: **Satisfactory**

Bedroom Egress restricted: No

Heating source present: Yes



Room (1)

Room

Location: First floor
NE

Type: BEDROOM

Electrical: Switches: Yes, Operable
Receptacles: Yes, Operable
Open ground/Reverse polarity: No

Walls & Ceiling: Satisfactory

Moisture stains: No

Floor: Satisfactory

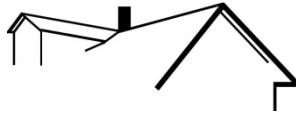
Ceiling fan: None

Doors: Satisfactory

Windows: Satisfactory

Bedroom Egress restricted: No

Heating source present: Yes



Room (2)

Room

Location: NW
First floor

Type: BEDROOM

Electrical: Switches: Yes, Operable
Receptacles: Yes, Operable
Open ground/Reverse polarity: No

Walls & Ceiling: Satisfactory

Moisture stains: No

Floor: Satisfactory

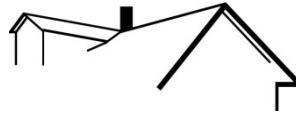
Ceiling fan: None

Doors: Satisfactory

Windows: Satisfactory

Bedroom Egress restricted: No

Heating source present: Yes



Living Room

Living Room

Location: SE
First floor

Electrical: Switches: Yes, Operable
Receptacles: Yes, Operable
Open ground/Reverse polarity: No

Ceiling fan: **Satisfactory**

Walls & Ceiling: **Satisfactory**

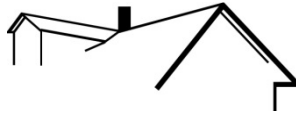
Moisture stains: No

Floor: **Satisfactory**
Squeaks

Heating source present: Yes

Doors: None

Windows: **Satisfactory**



Dining Room

Dining Room

Location: First floor
SW

Electrical: Switches: Yes, Operable
Receptacles: Yes, Operable
Open ground/Reverse polarity: No

Ceiling fan: None

Walls & Ceiling: Satisfactory

Moisture stains: No

Floor: Satisfactory

Heating source present: Yes

Doors: None

Windows: Satisfactory



Fireplace

Location(s): Living room
Type: Wood
Material: Masonry
Metal insert
Miscellaneous: Blower built-in
Operable: Yes
Damper operable: Yes
Damper modified for gas operation: N/A
Hearth extension adequate: Yes
Mantel: Secure
Physical condition: **Satisfactory**

Smoke/Carbon Monoxide detectors

Smoke Detector: Present
Operable: Yes
CO Detector: Not Present

Attic/Structure/Framing/Insulation

Access: Scuttlehole/Hatch
Inspected from: Access panel
Location: Bedroom Closet
Flooring: None

Insulation: Cellulose
Depth: 8-10"0
Compressed
Recommend additional insulation

Installed in: Between ceiling joists

Vapor barriers: Not Visible

Ventilation: Ventilation appears adequate
Recommend additional ventilation

Fans exhausted to: Attic: No
Outside: Yes

HVAC Duct: Satisfactory

Chimney chase: Satisfactory

Structural problems observed: No

Roof structure: Rafters
Collar ties

Ceiling joists: Wood

Sheathing: Plywood

Evidence of condensation: No

Evidence of moisture: No

Evidence of leaking: No

Firewall between units: N/A

Electrical: No apparent defects



Crawl space

Type: Full crawlspace

Conditioned (heated/cooled): No

Access

Location: Exterior

Inspected from: In the crawl space

Vapor barrier

Present: Yes

Material: Plastic

Condition: Satisfactory

Insulation

Type: Fiberglass

Location: Between floor joists

Joists

Material: Wood
2x8

Condition: Satisfactory

Girders/Beams/Columns

Material: Wood

Condition: Satisfactory

Foundation walls

Condition: Satisfactory

Material: Poured concrete

Floor

Material: Dirt

Condition: Vapor barrier present

Seismic bolts

Condition: Appear satisfactory

Drainage

Sump pump: No

Standing water: No

Evidence of moisture damage: No

Ventilation

Location: Wall vents

Condition: Additional ventilation recommended



Water service

Main shut-off location: In office closet next to exterior wall in the floor

Water entry piping: Copper/Galv.

Lead other than solder joints: No

Visible water distribution piping: Copper

Flow: Satisfactory

Pipes Supply/Drain: Satisfactory

Drain/Waste/Vent pipe: PVC

Support/Insulation: Type: Metal strapping on copper pipes
Plastic strapping on pvc pipe

Traps proper P-Type: Yes

Drainage: Satisfactory

Interior fuel storage system: N/A

Fuel line: N/A

Condition: N/A

Water heater #1

General: Brand Name: Sears
Serial #: PR0003617VBN
Capacity: 50
Approx. age: 5-10+

Type: Electric

**Combustion
air venting
present:** N/A

**Seismic
restraints
needed:** No

Relief valve: Yes
Extension proper: Yes

Vent pipe: N/A

Condition: **Satisfactory**



Heating system

Unit #1: Brand name: Sears
Unit not inspected, undergoing major maintenance, recommend re-inspection upon completion
Approx. age: 20-25+
Unknown
Model #: ROE45X
Serial #: EZ5094HJK8V4
Poor
Recommended HVAC technician examine

Unit #2: None
Unknown
Recommended HVAC technician examine

Energy source: Electric

Warm air system: Direct drive

Heat exchanger: Not Visible

Carbon monoxide: N/A

Combustion air venting present: N/A

Controls: Disconnect: Yes
Normal operating and safety controls observed
Gas shut off valve: No

Distribution: Metal duct
Cold air returns

Flue piping: N/A

Filter: **Satisfactory**

When turned on by thermostat: Proper operation: Not tested

Heat pump: N/A

Sub-slab ducts: N/A
Water/Sand Observed: No

System not operated due to: Other: Maintenance

Comments: Unit not operable due to maintenance



Electric/Cooling System

Main panel

Location: Garage

Adequate Clearance to Panel: Yes

Condition: Satisfactory

Amperage/Voltage: 200a

Main wire: Copper
Aluminum
Condition: Satisfactory

Breakers/Fuses: Breakers

Branch wire: Copper

Branch wire condition: Satisfactory
Romex

GFCI breaker: No

AFCI breaker: No

Appears grounded: Yes