

# HOME INSPECTION REPORT

INSPECTION DATE

**November 1, 2020**

PROPERTY INSPECTED

**17631 32nd Ave NE, Marysville**



REPORT PREPARED FOR:

**John and Jane Example**

**REFERENCE #: 1111\_Example**

*Thank you for choosing Wright Way Home Inspection in this important investment!*

## BEFORE YOU READ THROUGH YOUR REPORT:

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 standards of procedures 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 is a thorough and easy to understand report on the major systems including the grounds, roof, attic, basement, crawlspace, exterior, heating and cooling system, electrical, kitchen, laundry, plumbing, bathroom, interior and structure. While intended to stand alone, the fullest and best understanding of this report will happen with the help of your inspector. Consider me a resource and contact me with all your questions or concerns.

This is a visual and noninvasive inspection of all major issues noted on the stated property. This inspection does not report on hidden issues that are not accessible due to the potential of permanent damage, non-routine disassembly, or potential harm to me.

This is an ongoing home maintenance resource. In addition, I am available to answer your questions about issues noted in this report and any other home maintenance questions you may have in the years to come. Visit [wrightwayhomeinspection.com](http://wrightwayhomeinspection.com) to see helpful articles on maintaining for your home and feel free to contact me with questions.



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[KITCHEN](#) [LAUNDRY](#) [PLUMBING](#) [BATHROOM](#) [INTERIOR](#) [STRUCTURAL](#) [PEST](#)



Washington State Home Inspector License #532

Structural Pest Inspector #70748

15317 73rd AVE SE #2, Snohomish, WA 98296

(425) 387-1975 | mike@wrightwayhomeinspection.com

HOME INSPECTION AGREEMENT

Inspection Date November 1, 2020 Home Inspection Fee \$470
Client(s) John and Jane Example Client Phone (555) 213-4521
Client's Email Address(es) john@example.com Additional Email jane@example.com
Client's Real Estate Agent Michelle Agent Agent Email michellea@sellandbuy.com
Inspected Property Address 17631 32nd Ave NE, Marysville
Reference # 1111\_Example WSDA ICN # 15506BE003

Wright Way Home Inspections, hereinafter known as the INSPECTOR, agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the above listed INSPECTED PROPERTY.

- 1. This inspection shall be performed in accordance with the Washington State Standards of Practice. Building component requirements established by various insurance companies may not be consistent with the State of Washington Standards of Practice and are therefore not included within the scope of this inspection.
2. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included, except as detailed in the Inspection Report. A Wood Destroying Organism (WDO) inspection is included as part of the home inspection report. WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request.
3. It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not intended to be technically exhaustive Nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. The inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The inspector is neither guarantor nor insurer. Claims against the inspector shall be limited to the cost of the inspection (except those components/issues related to the performance of my duties as a licensed Structural Pest Inspector).
4. The inspection and report do not address nor are intended to address code and regulation compliance, the possible presence of or danger from asbestos, radon gas, lead, paint, urea, formaldehyde, soil contamination and other indoor and outdoor substances. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.
5. The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the inspector and the client. Any particular concern of the client must be brought to the attention of the inspector before the inspection begins. The written report will not substitute for the client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system, and unless the client attends and participates in the inspection process itself, the client will miss the opportunity to gain all the information that is available.
6. In the event of a claim against the inspector, the client agrees to supply the inspector with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release the inspector and its agents from any and all obligations.
7. In the event that the client fails to prove any adverse claims against the inspector in a court of law, the client agrees to pay all legal costs, expenses and fees of the inspector in defending said claims.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire understanding between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. The client shall have no cause of action against the inspector after one year from the date of the inspection.
9. The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified. The client agrees to pay the home inspection fee at or before the time of inspection.

SIGNED ON SITE

Mike Wright, Wright Way Home Inspection

SIGNED ON SITE

Client Signature

- [X] Client was given the Home Inspection Agreement to read prior to the time of inspection.
[X] Client requests a copy of the inspection report be provided to the above listed real estate agent.



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## INVOICE FOR HOME INSPECTION SERVICES

**Inspection Date** November 1, 2020

**Client Name** John and Jane Example

**Inspected Property Address** 17631 32nd Ave NE, Marysville

**WWHI Reference #** 1111\_Example

**WSDA ICN #** 15506BE003

### SUMMARY OF CHARGES

Inspection services and report preparation	\$470
Service charge (Credit cards, PayPal)	\$13
Form of Payment:	<b>CREDIT CARD</b> \$483

### OUTSTANDING BALANCE

**\$0**

\* Make checks payable to *Wright Way Home Inspection*.

\*\* Outstanding balances due upon receipt of this invoice.

***Thank you for the opportunity to serve you!***

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## SUMMARY PAGE



**Date of Inspection**

**Sunday, November 01, 2020**

WWHI reference # 1111\_Example  
 WSDA ICN # 15506BE003  
 Type of inspection Standard inspection. Home inspection services and report provided for buyer.  
 Weather conditions Sunny and dry  
 Temperature at inspection Estimated 48° Fahrenheit

**Property address**

**17631 32nd Ave NE, Marysville**

Size of house (square feet) 1,362 square feet SOURCE: County property assessor (online)  
 Year of construction 1994 *The house is 27 years old*  
 House occupancy Vacant

**SUMMARY OF FINDINGS AND/OR MAJOR TALKING POINTS:**

*These are items to draw special attention to in this home inspection report. Click on category link to go to report page.*

- 1.00 **GROUNDS**
- 2.00 **ROOFING**
- 3.00 **ATTIC**
- 4.00 **BASEMENT**
- 5.00 **CRAWLSPACE**
- 6.00 **EXTERIOR**
- 7.00 **HEATING/COOLING**
- 8.00 **ELECTRICAL**
- 9.00 **KITCHEN**
- 10.00 **LAUNDRY**
- 11.00 **PLUMBING**
- 12.00 **BATHROOM**
- 13.00 **INTERIOR**
- 14.00 **STRUCTURAL PEST**

1) Inadequate crawlspace cover and visible access point for rodent entry through vent. 2) Remaining evidence of rodent activity. 3) Falling insulation and dirty vapor barrier.

1) Areas of deterioration siding on west side (LP-type siding). 2) Improperly installed siding and areas of damaged siding on south side. 3) Missing drywall with garage ceiling.

1) Aging furnace has surpassed the average life for a unit of its type. 2) Dirty furnace filter. 3) **ADDITIONAL INSPECTION RECOMMENDED:** Heating system does not appear to have been serviced by a HVAC technician in the past twelve months - it is highly recommended a full servicing be performed to confirm the condition of the heat exchange.

1) Wiring concerns with electrical system (spa sub panel wiring in main panel).

1) Bath #1 – ventilation fan is making excess noise, loose toilet.

1) Wear with interior finishes (flooring, walls). 2) Windows with broken vacuum seals and moisture between the panes.

Additional inspections or further evaluations have been recommended.

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## SECTION 1. GROUNDS INSPECTION

<p>1.10 <b>GRADING</b></p> <p>1.11 Next to home</p> <p>1.12 Overall yard</p>	<p><b>SATISFACTORY</b></p> <p>No issues observed</p> <p>No issues observed</p>
<p>1.20 <b>GROUNDS</b></p> <p>1.21 Walkway</p> <p>1.22 Driveway</p>	<p><b>REPAIR NEEDED</b></p> <p>Concrete. No issues observed</p> <p>Concrete / Asphalt. Some cracking noted in surface materials. It is recommended that any crack be sealed to protect the material from moisture penetration. Continue to monitor for further displacement.</p>
<p>1.23 Retaining wall</p> <p>1.24 Window well</p> <p>1.25 Vegetation</p>	<p>Not present</p> <p>Not present</p> <p>Tree branches over-hanging or in contact with the house. This can cause damage to gutters, roofing materials and exterior components. The gutters will need to be regularly cleared of debris to ensure proper water flow. Furthermore, tree branches in contact with the house are a common access point for pests into attic areas. It is recommended that all problematic branches be trimmed back or removed - at least 4 feet.</p>
<p>1.26 Landscape materials</p>	<p>Contacting the siding materials and obstructing the crawlspace vents. This is a wood-destroying organism (WDO) conducive condition that can damage the siding and provide pest access. It is recommended that all materials be pulled back to expose the foundation and monitor for pest activity.</p>
<p>1.27 Fences</p>	<p>Wear and deterioration of fencing that is typical of its age. Maintenance and repairs will be required to keep the fence in good operating condition. Replace deteriorating boards, minimize direct contact between slats and the ground, and keep slats and boards properly secured.</p>



**QUICK LINKS:** SUMMARY GROUND ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

## SECTION 1. GROUND INSPECTION

1.28 Gates The gate is not properly opening and closing. It is rubbing due to settling or improper installation. Make needed repairs to ensure gate easily opens, closes and latches.



1.29 Other features Not applicable

1.30 **FRONT ENTRY** **SATISFACTORY**

1.31 Type On grade  
 1.32 Materials Concrete  
 1.33 Steps No issues observed  
 1.34 Landing No issues observed  
 1.35 Railing Not present  
 1.36 Roof or cover No issues observed

1.40 **DECK** **REPAIR NEEDED**

1.41 Type On grade. Structural components were not accessible or visible for inspection due to lack of clearance underneath.  
 1.42 Materials Wood  
 1.43 Steps Earth to wood contact with bottom of stringers and the ground. This will promote decay of untreated wood. It is recommended that direct contact of wood and ground be minimized to prolong the life of the materials. Pull back landscape materials (i.e. bark, sod or dirt) where contacting the posts. Some deterioration observed. Make needed repairs.  
 1.44 Landing or decking Deteriorating materials observed. Make needed repairs and replacement of damaged areas. See WDO diagram for location.



1.45 Railing Not present  
 1.46 Roof or cover Not present

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## SECTION 2. ROOFING INSPECTION

### 2.10 ROOF

2.11 Location

OVERVIEW PICTURE(S)

#### **SATISFACTORY**

All roofing is same material



OVERVIEW PICTURE(S)



2.12 Type of material

Composition laminated (architectural) shingle. This is usually considered a 25-30 year roofing material. Consult installer or manufacturer for further information on roofing warranty.

2.13 Layers of material

Single

2.14 Estimated roof age

Estimated, new in the last 5 years.

2.15 Method of inspection

Combination of viewing the components on the roof at accessible areas, from ladder at eaves, and/or from the ground with binoculars.

2.16 Condition

No issues observed. Roofing material appears to be properly working and in a condition reflective of its age.

2.17 Further recommendations

No immediate recommendations. Continue to monitor roofing for moss, leaves, and other debris. It is recommended that the roof be inspected each year and needed maintenance performed.

### 2.20 FLASHING

#### **SATISFACTORY**

2.21 Materials

Perimeter and drip edge flashing properly installed under shingles; metal flashing, lead wrapped plumbing vents.

2.22 Issues noted:

No issues observed

### 2.30 GUTTERS

#### **SATISFACTORY**

2.31 Materials

Metal

2.32 Issues noted:

No issues observed. Gutters are clear and appear to be operating properly. Continue to maintain clear gutters to ensure proper flow and drainage of roof water.

**QUICK LINKS:** SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING  
ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

## SECTION 2. ROOFING INSPECTION

### 2.40 DOWNSPOUTS

- 2.41 Materials
- 2.42 Drainage

#### REPAIR NEEDED

Metal

Missing splash block tray and damaged downspout pipe. Splash blocks divert downspout drainage from the foundation of the house. Make needed repairs to splash blocks where missing or improperly installed.



### 2.50 CHIMNEYS

- 2.51 Materials
- 2.52 Issues noted:

#### SATISFACTORY

Metal flue - this is the exhaust for the gas furnace and/or hot water tank  
No issues observed

### 2.60 SKYLIGHT

#### NOT PRESENT

### 2.70 ROOF TRIM

- 2.71 Eaves and soffits

#### MAINTENANCE RECOMMENDATION

Peeling paint. Remove all loose paint and re-paint all bare wood to protect from moisture.



- 2.72 Fascia and rake

Peeling paint. Remove all loose paint and re-paint all bare wood to protect from moisture.





**QUICK LINKS:** SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

## SECTION 3. ATTIC INSPECTION

3.10 **ATTIC**  
3.11 Inspection method  
OVERVIEW PICTURE(S)

**SATISFACTORY**

From entry



OVERVIEW PICTURE(S)



3.12 Attic access  
3.13 Storage  
3.14 Attic flooring  
3.15 Other issues

Scuttle hole cover

**Upper Attic:** Not present. **Garage attic:** Light storage only

**Upper Attic:** Not present. **Garage attic:** Partly floored.

Storage and debris. Remove all items from attic area.



3.20 **ATTIC INSULATION**

**SATISFACTORY**

3.21 Material  
3.22 Thickness  
3.23 Energy rating

Fiberglass loose

7-10 inches average

R-30 (this is an estimated rating only, consult attic insulation specialist for further evaluation of energy rating of this material)

3.30 **ATTIC VENTILATION**

**SATISFACTORY**

3.31 Type of venting  
3.32 Moisture issues

Soffit and ridge vents

No issues observed

Inspection performed by Wright Way Home Inspection

Washington State Inspector #532, Structural Pest Inspector #70748

For more information about this report: (425) 387-1975 or mike@wrightwayhomeinspection.com

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## SECTION 4. BASEMENT INSPECTION

4.10 BASEMENT

NOT PRESENT

## SECTION 5. CRAWLSPACE INSPECTION

5.10 CRAWLSPACE

**REPAIR NEEDED**

5.11 Method of inspection

In crawlspace

OVERVIEW PICTURE(S)



OVERVIEW PICTURE(S)



5.12 Floor

Dirt

5.13 Vapor barrier

Aging and dirty vapor barrier. This plastic sheeting reduces moisture levels and records future issues in the crawlspace. Remove existing plastic and replace with new vapor barrier.



**QUICK LINKS:** SUMMARY GROUND ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING  
ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

5.14 Ceiling insulation

Falling insulation. This may be due to moisture, improperly installed insulation or rodent activity. Remove all fallen and damaged insulation and make needed repairs to restore insulation to original condition.



5.15 Heating ductwork

Rodent feces visible on ductwork insulation. Clean up of rodent droppings is recommended once access points have been sealed and pests are no longer present. Proper clean up may require replacement of insulation. Consult crawlspace contractor for evaluation and needed repair.

5.16 Plumbing components

No issues observed. Supply pipes were not visible as they were properly insulated. Waste lines appear to be in good working order.

5.17 Moisture and ventilation

Remaining evidence of past water activity. Consult drainage specialist for evaluation and repair. Repair areas damaged by water activity.

5.18 Rodent and pest activity

1) Remaining evidence of rodent activity. There does not appear to be an active infestation. Consult pest control specialist for evaluation and treatment. Remove all remaining evidence of rodent activity including droppings and cleaning urine from vapor barrier, ductwork and structural components.  
2) Visible access point for pest entry into crawlspace. Seal all areas where pest entry is possible.

5.19 Other issues

Inadequate crawlspace access cover. Consult contractor for evaluation and repair. Improvements can include an additional screen insert or securely closing cover. Ensure crawlspace access cover protects from both moisture and pest entry in the crawlspace.



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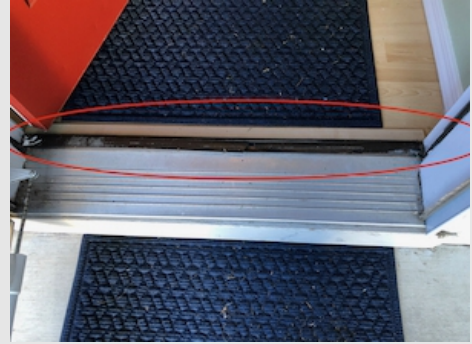
## SECTION 6. EXTERIOR INSPECTION

### 6.10 DOORS

6.11 Condition

#### REPAIR NEEDED

1) Front glass door is not easily opening and closing. Threshold is damaged and making main door difficult to open and close. Make needed repairs to ensure smooth and easy operation of the door.



2) Garage door self-closing hinge is not properly operating. This is considered a fire door between the house and garage and the damaged self-closing hinge is a safety concern. Make needed repairs to ensure door properly closes.



### 6.20 WINDOWS

6.21 Condition

#### SATISFACTORY

No issues observed

### 6.30 WALLS

6.31 Wall materials

6.32 Condition

#### REPAIR NEEDED

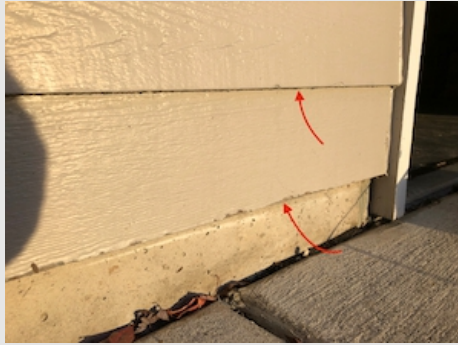
LP or LP-type siding (engineered wood siding) and hardiplank (concrete composite)

1) LP-type siding issue. Deterioration of beveled siding drip edge on west side. This is a common issue with the wood-fiber siding where it has not been properly painted and sealed. Water beads at this edge and is absorbed into the bottom edge resulting in swelling, flaking and damage. This edge must be carefully cleaned, thoroughly dry and re-painted with a high quality paint to protect from further damage. There are some areas where replacement of the siding is necessary. Consult contractor for evaluation, repair and proper painting.



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## SECTION 6. EXTERIOR INSPECTION



2) Hardiplank siding issue on south side. Installation concerns with the siding planks: 1) Nails have been used to secure the bottom edge and corners of the planks. This is not the proper installation and expansion of these boards will likely result in cracks and broken pieces of the siding. 2) Caulking has been used where joints are to be flashed and not caulked. Consult siding contractor for further evaluation, recommendations and repairs where needed.



6.33 Caulking

6.34 Trim

Some maintenance caulking recommended with the siding there are fastener holes and penetrations in the siding. Seal all penetrations in siding to protect from moisture.  
Wood trim. No issues observed.

**Inspection performed by Wright Way Home Inspection**

Washington State Inspector #532, Structural Pest Inspector #70748

For more information about this report: (425) 387-1975 or [mike@wrightwayhomeinspection.com](mailto:mike@wrightwayhomeinspection.com)

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## SECTION 6. EXTERIOR INSPECTION

6.35 Utility connections

Main gas meter located. The natural gas supply can be shut off here. No issues observed. OPTIONAL: Have an emergency shutoff tool (or crescent wrench) at the meter in the event of an earthquake or gas odor.



6.36 Other issues

This appears to be the drain pipe for hot water tank PRV extension. Clear end so that this can be monitored for water discharge.



### 6.40 GARAGE

#### **REPAIR NEEDED**

6.41 Overhead door

Excessive noise: Door hinges are making excessive noise when opening and closing. These can be lubricated to reduce the noise and wear from use. Lubricate hinges and ensure all fasteners are secure. Operating. The floor safety sensors and automatic reverse were both tested and operating at the time of the inspection. It is recommended that the door components be inspected and moving components lubricated annually.

6.42 Door opener

6.43 Condition

Drywall damage: Damaged or missing drywall/OSB between the garage and the house. When fully intact this wall will slow the spread of a fire between the garage and the house. Make needed repairs to restore wall to original condition.



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## SECTION 7. HEATING & COOLING INSPECTION


### 7.10 PRIMARY HEAT

OVERVIEW PICTURE(S)

### MAINTENANCE RECOMMENDATION

**\* RECOMMEND SERVICING \***



<p>7.11 System type</p> <p>7.12 System operation (t-stat)</p> <p>7.13 System information</p> <p>7.14 Age of system</p> <p>7.15 Energy type</p> <p>7.16 Energy source</p> <p>7.17 Energy shutoff location</p> <p>7.18 Heat exchanger</p> <p>7.19 Heat distribution</p> <p>7.20 Vent and exhaust system</p> <p>7.21 Furnace filter</p> <p>7.22 Other issues</p>	<p>Central, forced-air heating</p> <p>Operating</p> <p><b>BRAND</b> <b>TRANE XE80</b></p> <p><b>1994</b>      <i>The system is 27 years old</i></p> <p>Gas-fired. The average life expectancy of a gas-fired system is 20 years.</p> <p>Natural gas (public supply, gas meter)</p> <p>Furnace - gas shutoff located</p> <p><i>SERVICING NEEDED: Heating system has not been serviced by a HVAC technician in the past twelve months. Consult technician for evaluation and servicing of furnace components (including the heat exchanger with gas units).</i></p> <p>No issues observed</p> <p>Damage and patch made with exhaust piping. Consult HVAC technician for further evaluation and repair.</p> <p>Dirty filter. Clean or replace filter to improve air flow and furnace operation. Filters should be replaced/cleaned every 3-6 months to ensure proper air flow and operation of heating system.</p> <p>No issues observed</p>	<p><b>MODEL</b> <b>TDD060C936B0</b></p> <p><i>* Concern about the age of the unit. The system has exceeded the life expectancy for its type. You can expect replacement in the next 1-3 years. Continue to service the unit annually by a HVAC technician.</i></p> 
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## SECTION 7. HEATING & COOLING INSPECTION

7.30 **SECONDARY HEAT** NOT PRESENT

7.40 **FIREPLACE** **MAINTENANCE RECOMMENDATION**

OVERVIEW PICTURE(S)



7.41 System type Gas-burning insert

7.42 Condition Operating. Maintenance needed: It is recommended that the glass pane be cleaned.

7.50 **COOLING** NOT TESTED

OVERVIEW PICTURE(S)



7.52 System type Window mounted and free-standing units are not considered a permanent feature of the house and not inspected.



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## SECTION 8. ELECTRICAL INSPECTION

### 8.10 SERVICE SUPPLY

**SATISFACTORY**

8.11	Location	Underground supply. The electrical service to your house is through lines installed underground and not visible.	
8.12	Service capacity	200 amp, 240 volt	<i>Aluminum conductor material</i>
8.13	Installation issues	No issues observed	

### 8.20 MAIN PANEL

**REPAIR NEEDED**

OVERVIEW PICTURE(S)



8.21	Location	Garage	
8.22	Panel type	Circuit breakers	
8.23	Panel information	CAPACITY: 200 amp	<i>Single switch disconnect</i>
8.24	Grounding of panel	Grounding rod and wire located. It is located in the ground at the base of the electrical service meter.	
8.25	Panel installation	Improper wiring configuration in panel concerning the spa installation. The 50-amp breaker appears to be energizing the back light fixture. This is a safety concern. Consult electrician for evaluation and repair.	



### 8.26 Sub panel

For spa. See remarks above.

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## SECTION 8. ELECTRICAL INSPECTION

### 8.30 OUTLETS

8.31 Wiring method

8.32 Garage GFCI

8.33 Bathroom GFCI

### REPAIR NEEDED

Romex wiring

Present and operating. Continue to test this safety device regularly and replace if it does not trip and reset properly. These devices have a serviceable age of 10 years.

Redundant GFCI receptacle in bath #3. GFCI outlet protection is provided for this outlet and this device is not needed in this location. A repair is not required but resetting this receptacle will first require a resetting of the primary GFCI switch. Consult electrician for further evaluation and repair.



8.34 Kitchen GFCI

Present and operating. Continue to test this safety device regularly and replace if it does not trip and reset properly. These devices have a serviceable age of 10 years.

8.35 Exterior GFCI

Present and operating. Continue to test this safety device regularly and replace if it does not trip and reset properly. These devices have a serviceable age of 10 years.

8.36 Outlet testing method

Random testing of outlets throughout the house.

8.37 Wiring issues:

No issues observed

8.38 Other issues:

1) Loose weather covers with exterior outlets. Make repairs to protect receptacle from moisture.



2) Missing receptacle cover screw in garage. This is a safety concern. Ensure all outlet receptacles have a properly secured cover in place.



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## SECTION 8. ELECTRICAL INSPECTION

8.40	<b>LIGHT FIXTURES</b>	<b><u>SATISFACTORY</u></b>
8.41	Lighting	No issues observed
8.42	Switches	No issues observed
8.43	Other features	Ceiling fan present and operating.
8.5	<b>SAFETY SYSTEMS</b>	<b><u>SATISFACTORY</u></b>
8.51	Smoke detection	Present and operating. Replace batteries in all units and replace any units that are more than 10 years old. Test regularly to ensure they are properly operating. Smoke detectors are to be installed in every bedroom and on every level of the house.
8.52	Carbon monoxide alarms	Present and operating. Replace batteries in all units and replace any units that are more than 10 years old. Test regularly to ensure they are properly operating. CO detectors are to be installed on every level of the house.

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## SECTION 9. KITCHEN INSPECTION

### 9.10 SINK AND FINISHES

**REPAIR NEEDED**

OVERVIEW PICTURE(S)



- 9.11 Sink and faucet
- 9.12 Cabinetry

No issues observed

Wear and damage observed. Repairs will be needed to ensure doors/drawers/finishes are returned to original working condition. Consult contractor for evaluation and repair.



- 9.13 Countertop & backsplash
- 9.14 Flooring

Formica-type laminate. Wear from normal usage. Extremely hot items (like baking dishes transferred directly from the oven) can cause damage to this type of material. Be sure to use caution when placing hot items on this countertop.

Laminate. Significant signs of wear and some moisture damage. Make need repairs or replacement.



### 9.20 GARBAGE DISPOSAL

**SATISFACTORY**

- 9.21 Operation
- 9.22 Age of appliance

Operating  
Not determined. Appears to be in expected condition for a unit of its type.

### 9.30 DISHWASHER

**SATISFACTORY**

- 9.31 Operation
- 9.32 Age of appliance

Operating, air gap or high loop present.  
Not determined. Appears to be in expected condition for a unit of its type.

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## SECTION 9. KITCHEN INSPECTION

9.40	<b>OVEN AND RANGE</b>	<b><u>SATISFACTORY</u></b>
9.41	Operation	Operating
9.42	Power type	Electricity
9.43	Age of appliance	Not determined. Appears to be in expected condition for a unit of its type.
9.44	Ventilation	Ventilation fan properly exhausting out of the house. These fans provide the vital functions of removing moisture and filtering particles that can collect on cabinetry and surfaces. It is recommended that this fan be operated whenever the oven and range are in use.
9.50	<b>MICROWAVE OVEN</b>	<b><u>SATISFACTORY</u></b>
9.51	Operation	Appears to be operating
9.52	Age of appliance	Not determined. Appears to be in expected condition for a unit of its type.
9.60	<b>REFRIGERATOR</b>	<b><u>SATISFACTORY</u></b>
9.61	Operation	Operating. No issues observed.
9.62	Age of appliance	Not determined. Appears to be in expected condition for a unit of its type.
9.70	<b>OTHER FEATURE</b>	<b>NOT PRESENT</b>

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## SECTION 10. LAUNDRY INSPECTION

### 10.10 LAUNDRY

OVERVIEW PICTURE(S)

#### REPAIR NEEDED



- 10.11 Issues noted
- 10.12 Ventilation fan

No issues observed

Not operating. Make needed repairs. Whole house fan timer is present. Operate this fan for 2-4 hours daily to help ventilation of moisture and circulation of household air.



- 10.13 Utility sink

Not present

### 10.20 CLOTHES WASHER

#### NOT TESTED

- 10.21 Operation
- 10.22 Power type
- 10.23 Age of appliance
- 10.24 Issues noted

Finish installation of unit and test for proper operation.  
Electricity  
Not determined. Appears to be within the serviceable age of a unit of its type.  
Not tested.

### 10.30 CLOTHES DRYER

#### NOT TESTED

- 10.31 Operation
- 10.32 Power type
- 10.33 Age of appliance
- 10.34 Issues noted

Finish installation of unit and test for proper operation.  
Electricity  
Not determined. Appears to be within the serviceable age of a unit of its type.  
Not tested.

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## SECTION 11. PLUMBING INSPECTION

### 11.10 WATER SERVICE

OVERVIEW PICTURE(S)

**SATISFACTORY**



- 11.11 Main water shutoff
- 11.12 Service pipe material
- 11.13 Water supply

Garage  
Copper  
Public water supply

*\* Closing this valve will shut off the water supply to the whole house. It is recommended that this be labeled and kept easily accessible.*

### 11.20 PIPES

**REPAIR NEEDED**

- 11.21 Material type
- 11.22 Water flow
- 11.23 Leaks
- 11.24 Cross connection
- 11.25 Exterior faucet(s)

Copper  
Satisfactory: 40-50psi  
No issues observed  
No issues observed

*\* Tested at exterior faucet.*

Frost free faucets. Issue: Minor leak noted at faucet handle when in use. Consult plumber for evaluation and repair to reduce water loss when faucet is in use. Disconnect hoses and devices to protect from freezing temperatures.



### 11.30 DRAIN-WASTE-VENT

**SATISFACTORY**

- 11.31 Material type
- 11.32 Condition
- 11.33 Sump or waste pump
- 11.34 Waste disposal

Plastic ABS  
No issues observed  
Not present  
Public sewer

**QUICK LINKS:** SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

## SECTION 11. PLUMBING INSPECTION

### 11.40 HOT WATER UNIT

OVERVIEW PICTURE(S)

**SATISFACTORY**



11.41 System information

**BRAND**

**WHIRLPOOL**

**MODEL**

**N50T91-403**

11.42 Age of unit

**2012**

*The system is 9 years old*

*- the hot water unit is nearing the end of its expected serviceable age. Monitor the tank for leaks or issues. Expect a replacement of the unit within the next few years.*

11.43 Capacity of unit

50 gallons, ample for 3-5 people

11.44a Power type

Gas - the average life expectancy of a gas-fueled hot water system is considered 10 years.

11.44b Fuel cutoff location

At tank

11.45 Operation of tank

System is operating. **Note:** *The safe operating temperature of a hot water tank is 120-degrees Fahrenheit.*

11.46 Seismic tie downs

Satisfactory. Seismic tie downs have been installed.

11.47 Safety PRV valve

Satisfactory. Safety pressure relief valve and extension are present. The discharge pipe terminates at the floor near a drain or outside the house.

11.48 Other recommendations

No further recommendations. An expansion tank has been installed and the hot water system appears to be in good working order.

11.49 Other features

Not present



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## SECTION 12. BATHROOM INSPECTION

### 12.10 MASTER / BATH #1

OVERVIEW PICTURE(S)

### REPAIR NEEDED



- 12.11 Bathtub
- 12.12 Shower
- 12.13 Toilet

Not present

No issues observed

Loose toilet. This can result in leaking at the wax ring below. Consult plumber for evaluation and repair.



- 12.14 Sink
- 12.15 Cabinetry & countertop
- 12.16 Window
- 12.17 Ventilation fan

The pull up drain stopper is not operating properly or is missing. Make needed repairs.

No issues observed

Not present

Excessive noise observed with fan. Consult contractor for evaluation and repair or replacement.



- 12.18 Flooring

No issues observed

**QUICK LINKS:** SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING  
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## SECTION 12. BATHROOM INSPECTION

### 12.20 MAIN / BATH #2

OVERVIEW PICTURE(S)

### REPAIR NEEDED



- 12.21 Bathtub
- 12.22 Shower
- 12.23 Toilet
- 12.24 Sink

No issues observed  
No issues observed  
No issues observed  
Staining in sink finish. Make needed repairs.



- 12.25 Cabinetry & countertop
- 12.26 Window
- 12.27 Ventilation fan
- 12.28 Flooring

No issues observed  
Not present  
Present and operating. Appears to be properly exhausting moisture outside of house. NOTE: These fans provide the vital function of removing moisture and the conditions that result in organic growth on surfaces or in attic areas. It is recommended that this fan be operated whenever the bathroom is in use and for thirty minutes after shower or tub use.  
Deteriorating caulk noted at the flooring seams where moisture is likely to be present. Remove loose and deteriorating caulk and ensure proper bead of caulk is present around front/sides of the toilet base and along the edge of the tub and shower.



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## SECTION 12. BATHROOM INSPECTION

### 12.30 GUEST / BATH #3

OVERVIEW PICTURE(S)

**SATISFACTORY**



<p>12.31 Bathtub</p> <p>12.32 Shower</p> <p>12.33 Toilet</p> <p>12.34 Sink</p> <p>12.35 Cabinetry &amp; countertop</p> <p>12.36 Window</p> <p>12.37 Ventilation fan</p> <p>12.38 Flooring</p>	<p>Not present</p> <p>Not present</p> <p>No issues observed</p> <p>No issues observed</p> <p>No issues observed</p> <p>Not present</p> <p>Present and operating. Appears to be properly exhausting moisture outside of house. NOTE: These fans provide the vital function of removing moisture and the conditions that result in organic growth on surfaces or in attic areas. It is recommended that this fan be operated whenever the bathroom is in use and for thirty minutes after shower or tub use.</p> <p>No issues observed</p>
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**QUICK LINKS:** SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING  
ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

## SECTION 13. INTERIOR INSPECTION

### 13.10 FLOORS

13.11 Materials  
13.12 Condition

#### REPAIR NEEDED

Carpet and laminate

Excessive use and wear with laminate. Consult flooring contractor for evaluation and repair or replacement of worn flooring.



### 13.20 WALLS

13.21 Materials  
13.22 Condition

#### MAINTENANCE RECOMMENDATION

Drywall (gypsum board)

Minor use and wear. There are some areas where clean up, touch up paint, or other minor repairs will be needed to return the wall board to original condition.



### 13.30 CEILINGS

13.31 Materials  
13.32 Condition

#### SATISFACTORY

Drywall (gypsum board)

No issues observed

### 13.40 STAIRS & RAILINGS

13.41 Stairs  
13.42 Railings

#### MAINTENANCE RECOMMENDATION

No issues observed

Loose handrail. Consult contractor for evaluation and repair.



13.44 Balcony

Not present

**QUICK LINKS:** SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING  
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## SECTION 13. INTERIOR INSPECTION

### 13.50 DOORS

- 13.51 Bedroom(s)
- 13.52 Bathroom(s)

#### REPAIR NEEDED

No issues observed

Issue with door latch that is not engaging properly. Make necessary adjustment or replace door handle and latching mechanism if these are faulty.



- 13.53 Closets, pantry

No issues observed

### 13.60 WINDOWS

- 13.61 Window type
- 13.62 Glass panes
- 13.63 Condition

#### REPAIR NEEDED

Combination of sliding and fixed windows

Double pane insulated windows

1) Lost vacuum seal with double pane insulated window(s). This will result in condensation, fogging and a film that cannot be removed from between the panes. While not a structural concern, it will be an ongoing aesthetic issues. Consult window contractor for evaluation and repair.



2) Vents are present in the window frame. These provide a valuable source of fresh air into the house in conjunction with the ventilation fan system. It is recommended that these vents remain open to ensure a regular air exchange within the house.



- 13.64 Window treatments

Wear and usage damage noted with window screens. Repair or replace damaged screens.

### 13.70 SKYLIGHTS

NOT PRESENT

Inspection performed by Wright Way Home Inspection

Washington State Inspector #532, Structural Pest Inspector #70748

For more information about this report: (425) 387-1975 or mike@wrightwayhomeinspection.com

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## SECTION 14. STRUCTURAL PEST INSPECTION

14.10	<b>STRUCTURE</b>	<b>17631 32nd Ave NE, Marysville</b>
14.11	Type of building	Duplex - two attached family housing units
14.12	House levels	Two story
14.13	Roof style	Gable and hip
14.20	<b>COMPONENTS</b>	<input checked="" type="checkbox"/> No major defects observed. In normal condition for its age.
14.21	Foundation	Poured concrete
14.22	Posts and beams	Wood
14.23	Floor structure	Wooden I-joist
14.24	Wall structure	Wood studs
14.25	Roof structure	Trusses
14.26	Moisture concerns	No issues observed
14.30	<b>WDO PESTS</b>	<input type="checkbox"/> Visible evidence of active wood destroying insects.
14.31	Issues noted	<i>None observed</i>
14.40	<b>ROT FUNGUS</b>	<input checked="" type="checkbox"/> Visible evidence of active wood decay fungi.
14.41	Issues noted	<i>See remarks from grounds inspection.</i>
14.50	<b>WDO DAMAGE</b>	<input type="checkbox"/> Visible evidence of damage from wood destroying organisms.
14.51	Issues noted	<i>None observed</i>
14.60	<b>CONDITIONS</b>	<input checked="" type="checkbox"/> Visible evidence of conducive conditions leading to WDO infestation.
14.61	Issues noted	<i>Reference the WDO (wood-destroying organism) Diagram for specific location.</i>
14.62		<i>DS - damaged/missing siding. See remarks from exterior inspection.</i>
14.63		<i>SB - missing splash block. See remarks from roof inspection.</i>
14.64		<i>VC - vegetation contact. See remarks from grounds and/or roof inspection.</i>
14.70	<b>OTHER PESTS</b>	<input checked="" type="checkbox"/> Visible evidence of rodent, bird or other non-wood infesting pests.
14.71	Issues noted	<i>Rodent activity observed in the crawlspace. Consult pest control specialist for further evaluation and treatment.</i>
14.80	<b>WDO DIAGRAM</b>	<input checked="" type="checkbox"/> Wood Destroying Organism diagram has been included with this report.

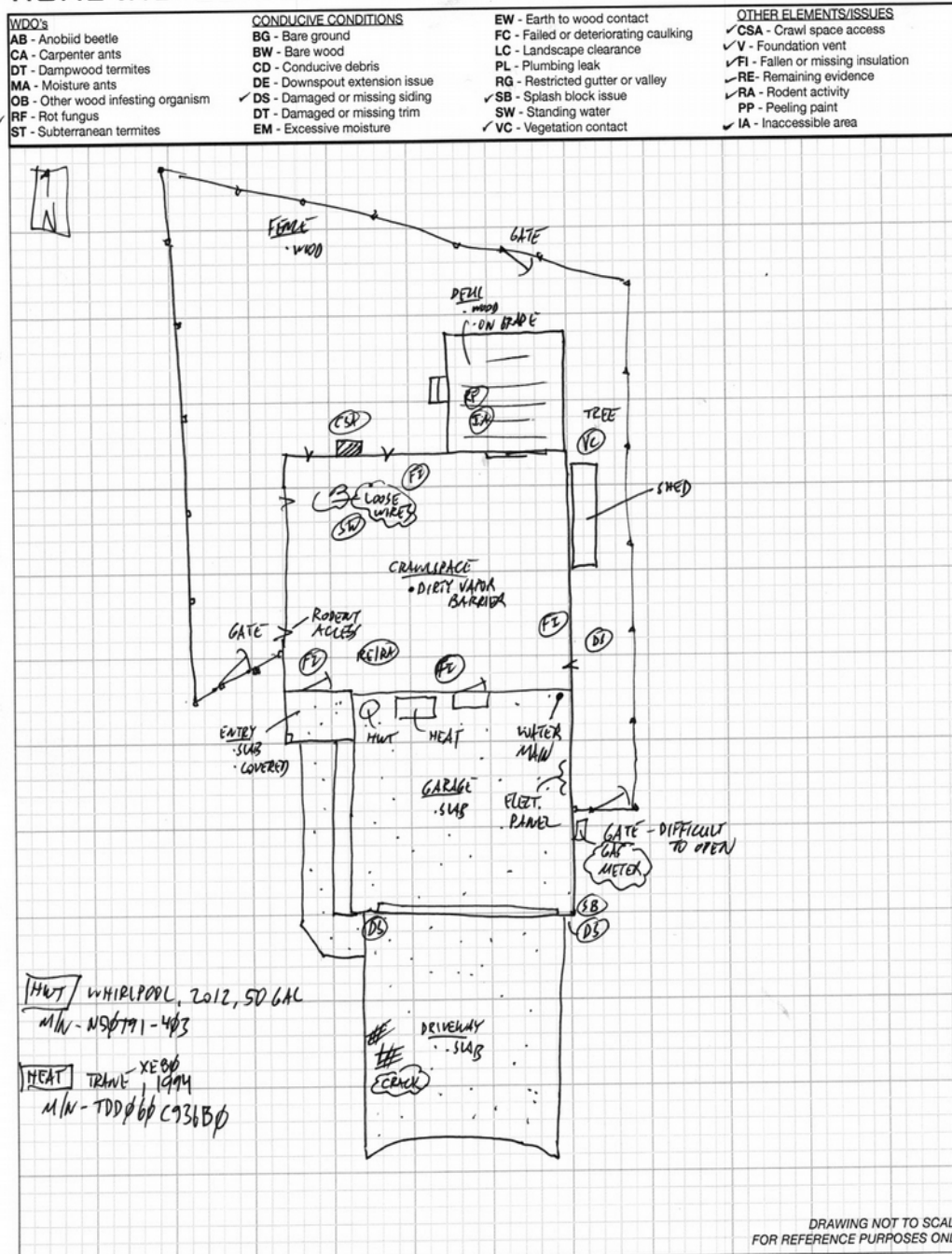
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## SECTION 14. STRUCTURAL PEST INSPECTION



### WDO DIAGRAM WOOD-DESTROYING ORGANISMS

Provided by:  
Michael Wright, SPI # 70748, Inspector License #53



Inspection performed by Wright Way Home Inspection

Washington State Inspector #532, Structural Pest Inspector #70748

For more information about this report: (425) 387-1975 or mike@wrightwayhomeinspection.com