



# Inspection Report

## SAMPLE REPORT

**Property Address:**  
SAMPLE ST  
TACOMA WA



**Eagle Home Inspections**

**Matt Goodson 816  
Lakewood, WA**

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<b>Date:</b> 10/13/2025	<b>Time:</b> 10:00 AM	<b>Report ID:</b> SAMPLE 2025
<b>Property:</b> SAMPLE ST TACOMA WA	<b>Customer:</b> SAMPLE REPORT	<b>Real Estate Professional:</b>

For homes that are older than 40 years. The home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

**Age Of Home:**

BUILT 2006

**Style of Home:**

TWO STORY WITH CRAWLSPACE

**Home Faces:**

NORTH

**Client Is Present:**

Yes

**Weather:**

CLEAR

**Rain in last 3 days:**

NO

**Temperature:**

Over 65

**1. Roofing / Chimneys and Roof Structure / Attic**

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

		IN	NI	NP	RR	PR	ER	Styles & Materials
1.0	ROOF COVERINGS	•			•			<b>Viewed roof covering</b>
1.1	ROOF FLASHING	•						<b>from:</b> LADDER AT EYES Binoculars
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•						<b>Roof-Type:</b> GABLE STEEP SLOPE
1.3	ROOF VENTILATION	•						<b>Roof Covering:</b> Asphalt/Fiberglass
1.4	ROOFING DRAINAGE SYSTEMS (gutters and downspouts)	•			•			<b>Sky Light(s):</b> Two
1.5	ROOF STRUCTURE AND ATTIC ACCESS (Report leak signs or condensation)	•			•			<b>Roof Ventilation:</b> Soffit Vents Ridge vents
1.6	ATTIC INSULATION	•						<b>Method used to observe</b>
1.7	VISIBLE ELECTRIC WIRING/FIXTURES IN ATTIC	•						<b>attic:</b> FROM ENTRY AREA
1.8	LIMITATIONS	•						<b>Roof Structure:</b> ENGINEERED WOOD TRUSSES  <b>Ceiling Structure:</b> TRUSSES  <b>Attic info:</b> PUSH UP ACCESS COVER  <b>Attic Insulation:</b> FIBERGLASS  <b>estimated age of roof</b>  <b>material:</b> SAME AS HOUSE ORIGINAL

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PR= Plumbing Repair or Replace, ER= Electrical Repair or Replace

IN NI NP RR PR ER

**Comments:**

🏠 1.0 (1) THERE IS MOSS GROWTH ON AREAS OF THE ROOF. THIS IS A MAINTENANCE ITEM AND CAN REDUCE THE USEFUL LIFE OF THE ROOF. I RECOMMEND FUNGICIDE TREATMENT AND REMOVE MOSS AS NEEDED. DO NOT POWER WASH THE ROOF. HAVE A QUALIFIED PERSON DO THE WORK..



1.0 Item 1(Picture)



1.0 Item 2(Picture)

🏠 (2) SPOT IMPACT DAMAGED SHINGLE AT THE LOWER FRONT ROOF. ROOF IS IN ITS LAST THIRD OF LIFE DESIGN. WITH SOME REPAIR AND CLEANING/MAINTAINED, THE ROOF WILL LAST THROUGH DESIGN OF 30 YEARS.



1.0 Item 3(Picture)

**1.4** DOWNSPOUT DAMAGED AND IS DISCONNECTED FROM IN GROUND DRAIN. RECOMMEND FURTHER EVALUATION/REPAIR. CONDITION OF IN GROUND IS NOT DETERMINED.



1.4 Item 1(Picture)

**1.5** The OSB ROOF sheathing AT AREAS IS DISCOLORED IN THE ATTIC. THIS APPEARS TO BE LOCALIZED AT VENT TERMINAL AND NEXT TO SKY LIGHT. RECOMMEND FURTHER EVALUATION/INCREASE VENTING.



1.5 Item 1(Picture)

**1.8** Inaccessible AREAS INCLUDING EXCESSIVE HEIGHT. NON-ACCESSIBLE AREAS OF ROOF'S OF MANUFACTURED HOMES.

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

**2. Exterior**

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

		IN	NI	NP	RR	PR	ER	Styles & Materials
2.0	WALL CLADDING / SIDING, PENETRATIONS, FLASHING AND TRIM	•			•			<b>Siding Style:</b> LAPPED PANELS T1-11  <b>Siding Material:</b> Cement-Fiber T1-11 COMPOSITE BOARD  <b>Exterior Entry Doors:</b> METAL/THERMAL  <b>Appurtenance:</b> DECK WOOD PORCH  <b>Driveway:</b> CONCRETE  <b>Window Types:</b> Thermal/Insulated
2.1	DOORS (exterior)	•			•			
2.2	WINDOWS (exterior)	•						
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS	•						
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•						
2.5	EAVES, SOFFITS AND FASCIAS	•			•			
2.6	PLUMBING, WATER FAUCETS, HOSE BIBS	•				•		
2.7	RECEPTACLES, LIGHTING, ELECTRICAL(exterior)	•						
2.8	CLOTHES DRYER VENT AND OTHER VENT TERMINALS (EXTERIOR)	•						
2.9	LIMITATIONS	•						

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IN NI NP RR PR ER

**Comments:**

 **2.0 (1) FAILING CAULK AT AREAS OF THE EXTERIOR SIDING. THIS IS A MAINTENANCE ITEM. CAULK AND PAINT IS THE EXTERIOR'S PROTECTIVE SHELL. RECOMMEND CAULK/REPAIR AS NEEDED.**



2.0 Item 1(Picture)

 **(2) TRIM at the exterior AT BACK WINDOWS AND BELLY BOARD HAS FUNGI/ROT DAMAGE. Further deterioration WILL occur if not corrected. A qualified LICENSED CONTRACTOR should repair or replace as needed.**



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

🏠 (3) The composite board siding at the exterior in areas is deteriorated along bottom edge Further deterioration WILL occur if not corrected. A qualified person/contractor should repair or replace as needed.

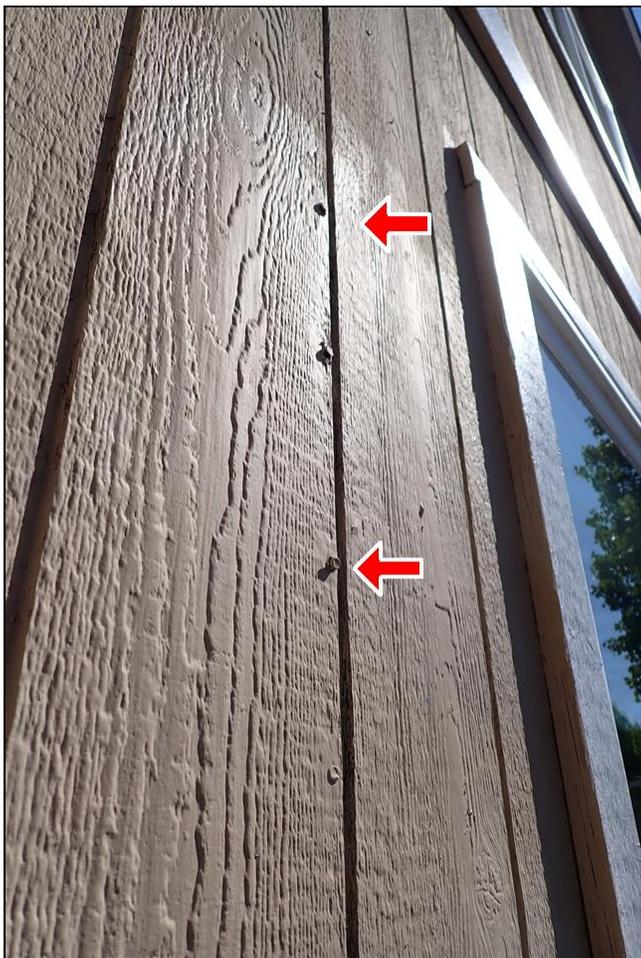
ALSO NOTED SOME RAISED NAIL HEADS THAT THAT NEED TO BE SET AT THE BACK.



2.0 Item 5(Picture)

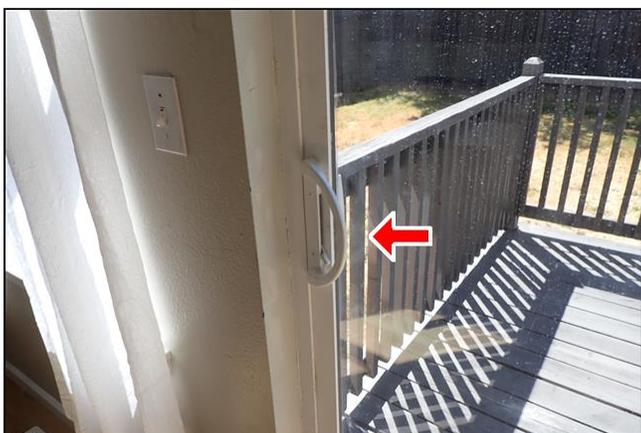


2.0 Item 6(Picture)



2.0 Item 7(Picture)

**2.1** LATCH FOR BACK SLIDER LOCK SET IS NOT ENGAGING OR WORKING PROPERLY. THIS IS A MAINTENANCE ITEM. RECOMMEND REPAIR BY QUALIFIED PERSON/REPAIRMAN.



2.1 Item 1(Picture)

**2.2** THERMAL SEALS OF ALL OF THE WINDOWS AND SKY LIGHTS (IF PRESENT) APPEAR TO SERVICEABLE AT TIME OF INSPECTION. PLEASE NOTE THAT WINDOW SEALS ARE UNPREDICTABLE, CAN FAIL AT ANY TIME AND ARE DIFFICULT TO DETECT FAILURE. THIS FOR YOUR INFORMATION. YOU MAY CHOOSE TO HAVE WINDOW CONTRACTOR FURTHER EVALUATE IF NEEDED. SEE LINK FOR MORE INFORMATION.

<https://www.4feldco.com/articles/window-seal-failure/>

2.3 (1) MINOR REMAINS OF FUNGI DAMAGE AT CORNER OF FRONT PORCH YET IS PAINT SEALED. RECOMMEND MAINTAIN.



2.3 Item 1(Picture)

(2) THE SUPPORT POSTS FOR THE BACK DECK HAVE SETTLED CAUSING DECK TO BE OUT OF LEVEL. RECOMMEND FURTHER EVALUATION/REPAIR.



2.3 Item 2(Picture)



2.3 Item 3(Picture)

🏠 2.5 (1) The paint on SOFFITS is failing WITH INDICATION OF SURFACE FUNGI PRESENT AT AREAS WITH POSSIBLE SPOT ROOF LEAK(S). I recommend prep, TREAT WITH ANTI-MICROBIAL AS NEEDED AND paint at the exterior in areas.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

🏠 (2) MISSING ROOF TAB/FLASHING AT FASCIA ENDS AT THE LEFT SIDE AND BACK. THIS COULD CAUSE WATER DAMAGE OVER TIME. HAVE A QUALIFIED PERSON CORRECT AS NEEDED.



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)

🔧 2.6 The hose bib loose and needs securing to wall AT THE BACK. AN UNSECURED HOSE BIB IS PRONE TO DAMAGE IF HOSE IS PULLED TOO HARD. RECOMMEND SECURING WITH SCREWS.



2.6 Item 1(Picture)

**2.9 VEGETATION, PERSONAL BELONGINGS, ETC, INSPECTION LIMITED.**

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

**3. Garage/Carport**

		IN	NI	NP	RR	ER	Styles & Materials
3.0	GARAGE ROOF/CARPORT	•					<b>Garage Door Type:</b> ONE AUTOMATIC
3.1	GARAGE CEILINGS (INCLUDING FIRE WALL PROTECTION)	•					<b>Garage Door Material:</b> METAL
3.2	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			•		<b>Auto-opener</b>
3.3	GARAGE FLOOR	•					<b>Manufacturer:</b> LIFT-MASTER
3.4	GARAGE DOOR (S)	•					<b>ATTACHED GARAGE?:</b> YES
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•					
3.6	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•					
3.7	RECEPTACLES/WALL SWITCHES/LIGHTING/OTHER ELECTRICAL EQUIPMENT	•				•	
3.8	DRIVEWAY	•					
3.9	SIDING, TRIM, STRUCTURE AND OTHER CONDITIONS OF GARAGE/ CARPORT	•					
3.10	LIMITATIONS	•					

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IN NI NP RR ER

**Comments:**

 **3.2 RECOMMEND REPAIRING ANY SHEETROCK CUT OUTS/DAMAGE IN THE GARAGE TO MAINTAIN FIRE WALL PROTECTION.**



3.2 Item 1(Picture)

**3.5** PLEASE NOTE THAT GARAGE DOOR OPENERS CAN BE UNPREDICTABLE. UNLESS OTHERWISE STATED IN THIS REPORT UNIT(S) WERE OPERATING/SERVICEABLE AT THE TIME OF INSPECTION. SERVICEABILITY OF OPENER(S) AFTER THE INSPECTION IS NOT GUARANTEED.

**3.7** OUTLET/SWITCH/JUNCTION BOX IS missing cover-plate. Electrical issues are considered a hazard until repaired. RECOMMEND INSTALLING COVER PLATE(S) FOR SAFETY.



3.7 Item 1(Picture)

**3.8** SEE EXTERIOR COMMENTS

**3.9** SEE EXTERIOR SECTION.

**3.10** BUSHES, DEBRIS, STORAGE, WALL COVERINGS, SHELVING, CABINETS AND VEHICLES. BLOCK VISUAL INSPECTION. GARAGE CONVERSIONS WILL HAVE MORE INFORMATION AT OTHER SECTIONS OF REPORT.

## 4. Kitchen

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



**IN NI NP RR PR ER Styles & Materials**

		IN	NI	NP	RR	PR	ER
4.0	CEILINGS	•					
4.1	WALLS	•					
4.2	FLOORS	•					
4.3	WINDOWS	•					
4.4	COUNTERTOPS AND CABINETS	•					
4.5	PLUMBING DRAINS / VENT SYSTEMS	•					
4.6	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	•					
4.7	RECEPTACLES, WALL SWITCHES, LIGHTING AND OTHER ELECTRICAL COMPONENTS	•					
4.8	DISHWASHER	•					
4.9	RANGES/OVENS/COOKTOPS	•					
4.10	RANGE HOOD	•					
4.11	FOOD WASTE DISPOSER	•				•	
4.12	BUILT IN MICROWAVE AND OTHER COOKING EQUIPMENT	•					
4.13	LIMITATIONS	•					

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Disposer Brand:**  
MOEN

**Exhaust/Range hood:**  
BUILT IN MICROWAVE

**Range/Oven:**  
KENMORE

**Built in Microwave:**  
VISSANI

**Cabinetry:**  
WOOD  
PAINTED

**Countertop:**  
LAMINATE

**Refrigerator:**  
KENMORE

**Floor covering:**  
TILE

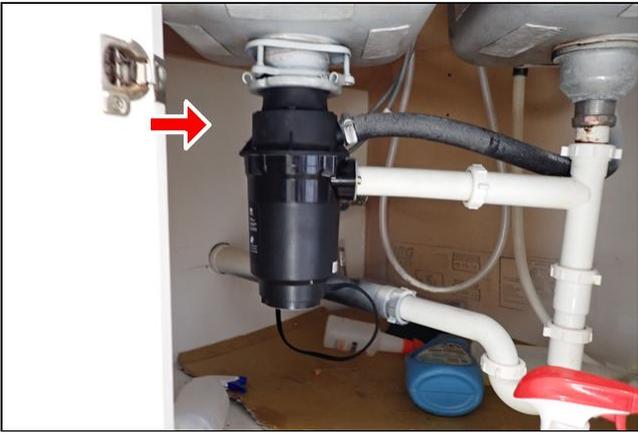
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**IN NI NP RR PR ER**

**Comments:**

**4.4 FORMICA COUNTER TOP IS LOOSE AT SEAM. FURTHER EVALUATE.**

4.4 Item 1(Picture)

**4.11** The food disposer (disposal) has an object inside. I recommend repair as needed.

4.11 Item 1(Picture)

**4.13** PLEASE NOTE THAT APPLIANCES CAN BE UNPREDICTABLE. UNLESS OTHERWISE STATED IN THIS REPORT UNIT(S) WERE OPERATING/SERVICEABLE AT THE TIME OF INSPECTION. SERVICEABILITY OF APPLIANCE(S) AFTER THE INSPECTION IS NOT GUARANTEED.

AREAS CONCEALED BY THE CABINETS AND APPLIANCES AND OTHER FINISH MATERIALS.

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

**5. Interior Rooms**

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



IN NI NP RR PR ER **Styles & Materials**

		IN	NI	NP	RR	PR	ER
5.0	CEILINGS	•					
5.1	WALLS	•					
5.2	FLOORS	•					
5.3	DOORS (REPRESENTATIVE NUMBER)	•			•		
5.4	PLUMBING DRAINS/WATER PIPING/FIXTURES/INCUDING LAUNDRY/UTILITY ROOM	•					
5.5	WINDOWS (REPRESENTATIVE NUMBER)	•			•		
5.6	OUTLETS,LIGHTING,WALL SWITCHES AND OTHER ELECTRIC DEVICES	•					
5.7	STAIRS/RAILINGS	•					
5.8	LIMITATIONS	•					

**Ceiling Materials:**  
DRYWALL  
**Wall Material:**  
DRYWALL  
**Floor Covering(s):**  
CARPET  
Tile  
LAMINATED T&G  
**Interior Doors:**  
HOLLOW CORE

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IN NI NP RR PR ER

**Comments:**

🏠 5.3 2 OF THE BEDROOM BIFOLD DOORS ARE OFF TRACK AND OR ARE MISSING HARDWARE. RECOMMEND FURTHER EVALUATION/REPAIR/REPLACE.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

🏠 5.5 (1) MANY OF THE DOUBLE HUNG WINDOWS HAVE DEFECTIVE SPRING MECHANISM. RECOMMEND FURTHER EVALUATE ALL THE WINDOWS AND REPAIR WHERE NEEDED.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

🏠 (2) SOME WINDOW LOCKS ARE DEFECTIVE AT VARIOUS ROOMS. RECOMMEND FURTHER EVALUATION/ REPAIR WHERE NEEDED.



5.5 Item 3(Picture)



5.5 Item 4(Picture)

🏠 (3) WINDOW IN BEDROOM STUCK CLOSED. RECOMMEND FURTHER EVALUATION.



5.5 Item 5(Picture)

🏠 (4) MISSING SCREEN AT THE LAUNDRY ROOM WINDOW.



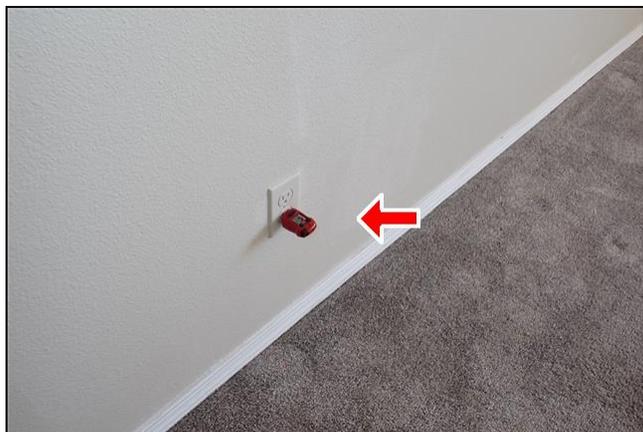
5.5 Item 6(Picture)

5.6 (1) TIMER FOR LAUNDRY FAN IS NOT CONNECTED. RECOMMEND FURTHER EVALUATION.

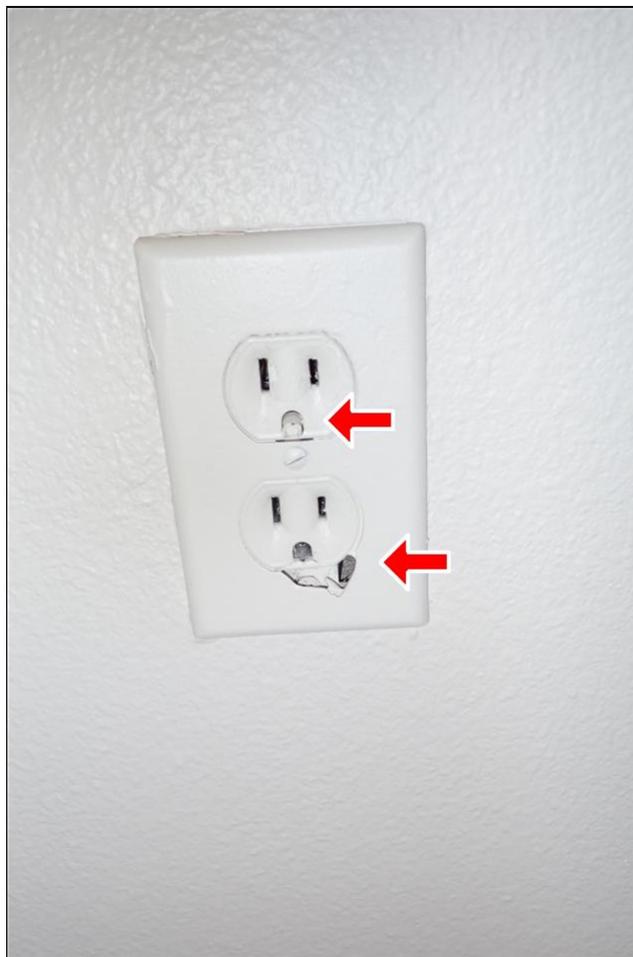


5.6 Item 1(Picture)

(2) OUTLETS NOT WORKING IN THE SOUTHWEST BEDROOM. NOTED THAT ONE OF THE OUTLETS IS DAMAGED AND HAS GROUND PRONG BROKEN OFF IN IT. RECOMMEND FURTHER EVALUATION/REPAIR BY ELECTRICIAN.



5.6 Item 2(Picture)



5.6 Item 3(Picture)

### 5.8 Areas concealed by furniture, pictures, decorations, locked doors, personal belongings, and finish materials, etc.

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

**6(A) . 1/2 Bath**

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight.



IN NI NP RR PR ER **Styles & Materials**

		IN	NI	NP	RR	PR	ER
6.0.A	CEILINGS	•					
6.1.A	WALLS	•					
6.2.A	FLOORS	•					
6.3.A	COUNTERTOPS AND CABINETS	•					
6.4.A	DOORS (REPRESENTATIVE NUMBER)	•					
6.5.A	WINDOWS (REPRESENTATIVE NUMBER)	•					
6.6.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				•	
6.7.A	PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES	•				•	
6.8.A	RECEPTACLES/SWITCHES/LIGHTING/ELECTRICAL	•					

**Exhaust Fans:**  
Fan  
WINDOW  
**FLOOR COVERING:**  
TILE  
**WINDOW:**  
YES  
**TUB TYPE:**  
NONE  
**SHOWER TYPE:**  
NONE  
**SHOWER WALLS:**  
NONE

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IN NI NP RR PR ER

IN NI NP RR PR ER

6.9.A	EXHAUST FAN	•			•			
6.10.A	LIMITATIONS	•						

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IN NI NP RR PR ER

**Comments:**

**6.2.A** NOTED SOME MINOR DEFLECTION IN THE FLOOR AT THE HALF BATH. REASON IS NOT DETERMINED. FURTHER EVALUATE.



6.2.A Item 1(Picture)

**6.6.A** The stop-valve piece is MISSING. REPLACEMENT STOPPERS ARE AVAILABLE AT THE BOX STORES.



6.6.A Item 1(Picture)

**6.7.A** (1) The toilet FILLER VALVE IS OLD AND LEAKING AT DIAPHRAGM. THIS COULD CAUSE WATER TO SPRAY OUT OF THE TANK AND CAUSE DAMAGE TO FLOOR OR WALL. RECOMMEND REPLACING BEFORE MOVING IN.



6.7.A Item 1(Picture)

**6.7.A** (2) FAUCET LEAKS AT BASE (CARTRIDGE) WHEN IN USE. RECOMMEND FURTHER EVALUATION. MAY BE BECAUSE IT'S BEEN A WHILE SINCE THE SINK WAS USED.



6.7.A Item 2(Picture)

**6.9.A** EXHAUST FAN IS DIRTY. THIS CAUSES RESTRICTED AIR FLOW AND IS A STRESSFUL ON THE MOTOR. RECOMMEND CLEANING AND MAINTAINING.



6.9.A Item 1(Picture)

**6.10.A** INACCESSIBLE AREAS INCLUDING; BEHIND FINISHED SURFACES, UNDERSIDE OF TILE BASE SHOWERS, BEHIND TILE WALLS, AREAS HIDDEN BY FIXTURES, ETC.

**6(B) . Hall Bath**

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight.



IN NI NP RR PR ER **Styles & Materials**

		IN	NI	NP	RR	PR	ER
6.0.B	CEILINGS	•					
6.1.B	WALLS	•					
6.2.B	FLOORS	•					
6.3.B	COUNTERTOPS AND CABINETS	•					
6.4.B	DOORS (REPRESENTATIVE NUMBER)	•					
6.5.B	WINDOWS (REPRESENTATIVE NUMBER)			•			
6.6.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					
6.7.B	PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES	•				•	
6.8.B	RECEPTACLES/SWITCHES/LIGHTING/ELECTRICAL	•					

**Exhaust Fans:**  
Fan

**FLOOR COVERING:**  
VA TILE

**WINDOW:**  
NONE

**TUB TYPE:**  
FIBERGLASS

**SHOWER TYPE:**  
RING & CURTAIN  
TUB SHOWER COMBO

**SHOWER WALLS:**  
FIBERGLASS

**SKYLIGHT:**  
ONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PR= PLUMBING REPAIR, ER= Electrical Repair or Replace

IN NI NP RR PR ER

IN NI NP RR PR ER

6.9.B	EXHAUST FAN	•			•			
6.10.B	LIMITATIONS	•						

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PR= PLUMBING REPAIR, ER= Electrical Repair or Replace

IN NI NP RR PR ER

**6.7.B (1)** The TUB FAUCET VALVE AND SPOUT ARE loose at the hall bath. Repairs are needed TO PREVENT WATER PENETRATION AND DAMAGE. HAVE A LICENSED PLUMBER CORRECT/REPAIR AS NEEDED.



6.7.B Item 1(Picture)

**6.7.B (2)** SHOWER VALVE CARTRIDGE IS MAKING INTERMITTENT NOISE. RECOMMEND FURTHER EVALUATION/REPAIR.



6.7.B Item 2(Video)

**6.9.B** EXHAUST FAN IS DIRTY. THIS CAUSES RESTRICTED AIR FLOW AND IS A STRESSFUL ON THE MOTOR. RECOMMEND CLEANING AND MAINTAINING.



6.9.B Item 1(Picture)

**6.10.B** INACCESSIBLE AREAS INCLUDING; BEHIND FINISHED SURFACES, UNDERSIDE OF TILE BASE SHOWERS, BEHIND TILE WALLS, AREAS HIDDEN BY FIXTURES, ETC.

**6(C) . Master Bath**

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight.



**IN NI NP RR PR ER Styles & Materials**

		IN	NI	NP	RR	PR	ER
6.0.C	CEILINGS	•					
6.1.C	WALLS	•					
6.2.C	FLOORS	•					
6.3.C	COUNTERTOPS AND CABINETS	•					
6.4.C	DOORS (REPRESENTATIVE NUMBER)	•					
6.5.C	WINDOWS (REPRESENTATIVE NUMBER)			•			
6.6.C	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					
6.7.C	PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES	•					
6.8.C	RECEPTACLES/SWITCHES/LIGHTING/ELECTRICAL	•					

**Exhaust Fans:**  
Fan

**FLOOR COVERING:**  
VA TILE

**WINDOW:**  
NONE

**TUB TYPE:**  
NONE

**SHOWER TYPE:**  
FIBERGLASS BASE

**SHOWER WALLS:**  
FIBERGLASS

**SKYLIGHT:**  
ONE

**IN NI NP RR PR ER**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace,  
PR= PLUMBING REPAIR, ER= Electrical Repair or Replace

IN NI NP RR PR ER

6.9.C	EXHAUST FAN	•			•		
6.10.C	LIMITATIONS	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace,  
PR= PLUMBING REPAIR, ER= Electrical Repair or Replace

IN NI NP RR PR ER

**6.9.C** EXHAUST FAN IS DIRTY. THIS CAUSES RESTRICTED AIR FLOW AND IS A STRESSFUL ON THE MOTOR. RECOMMEND CLEANING AND MAINTAINING.



6.9.C Item 1(Picture)

**6.10.C** INACCESSIBLE AREAS INCLUDING; BEHIND FINISHED SURFACES, UNDERSIDE OF TILE BASE SHOWERS, BEHIND TILE WALLS, AREAS HIDDEN BY FIXTURES, ETC.

**7. Structural Components**

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

		IN	NI	NP	RR	Styles & Materials
7.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Method used to observe</b> <b>Crawlspace:</b> ENTERED THE CRAWLSPACE CRAWLED
7.1	WALLS (Structural)	•				<b>Foundation:</b> POURED CONCRETE
7.2	BEAMS, COLUMNS, PIERS	•				<b>Floor Structure:</b> Wood joists Wood beams
7.3	FLOORS (Structural)	•				<b>Wall Structure:</b> Wood
7.4	CEILINGS (structural)	•				<b>Columns or Piers:</b> Concrete piers wood posts
7.5	INSULATION UNDER FLOOR SYSTEM	•			•	<b>Floor System Insulation:</b> Batts Fiberglass
7.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•				
7.7	VENTILATION OF FOUNDATION AREA (crawl space or basement)	•				
7.8	VISIBLE ELECTRIC WIRING AND COMPONENTS IN CRAWLSPACE	•				
7.9	INSECT/RODENT/OTHER AND STRUCTURAL PEST/ "WOOD DESTROYING ORGANISM" ACTIVITY	•				
7.10	LIMITATIONS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**7.0** (1) INDICATION WATER INTRUSION NOTED IN CRAWLSPACE WITH SILT AND STAINS ON FOUNDATION AND VAPOR BARRIER. RECOMMEND FURTHER EVALUATING/CORRECTING THE DOWNSPOUTS OR IN GROUND DRAIN SYSTEM AT THE EXTERIOR. ALSO A SUMP PUMP MIGHT NEED TO BE INSTALLED. CONSULT QUALIFIED LICENSED CONTRACTOR. NOTED THAT THE CRAWLSPACE IS IN DRY CONDITION AT THE TIME OF THE INSPECTION.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

(2) CRAWLSPACE COVER IS WEATHERED AND DAMAGED. RECOMMEND REPLACEMENT OF THE EXISTING COVER WITH A SLOPED COVER OF WOOD OR METAL CONSTRUCTION WITH A WATER TIGHT SURFACE.



7.0 Item 3(Picture)

 **7.5** The insulation is loose/fallen in the crawspace. HAVE RE-INSTALLED AS NEEDED.



7.5 Item 1(Picture)

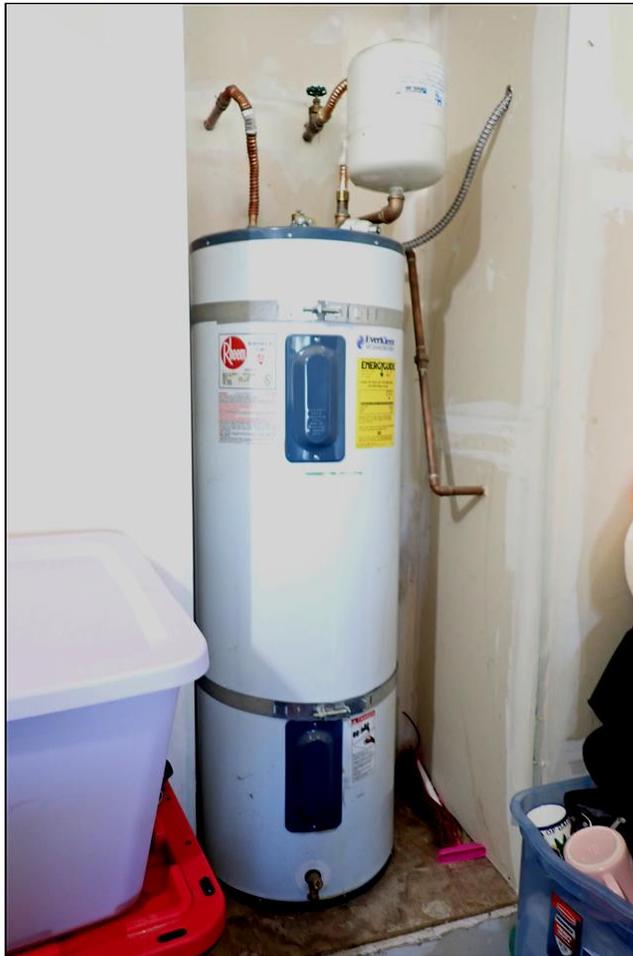
**7.10** THE FLOOR INSULATION/INSULATED DUCT WORK AND ALL OTHER COMPONENTS THAT ARE NOT READILY VISIBLE. ALSO WHEN AREAS OF DAMAGE OR CONCERN ALWAYS REQUIRES FURTHER EVALUATION BY RESPECTED CONTRACTORS/INDUSTRIES. PICTURED ITEMS ARE ONLY REPRESENTATIVE AND ARE NOT CONSIDERED TO BE CONCLUSIVE.

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

**8. Plumbing System**

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



		IN	NI	NP	PR	Styles & Materials
8.0	INTERIOR/EXTERIOR DRAIN, WASTE AND VENT SYSTEMS	•				<b>Water Source:</b> Public
8.1	INTERIOR/EXTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				<b>Plumbing Water Supply (into home):</b> Copper
8.2	FUNCTIONAL FLOW AND (water pressure test)	•				<b>Plumbing Water Distribution (inside home):</b> Copper
8.3	HOT WATER SYSTEMS, TP&R, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				<b>Plumbing Waste:</b> ABS
8.4	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				<b>Water Heater Power Source:</b> Electric
8.5	MAIN FUEL SHUT OFF (Describe Location)			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, PR= Plumbing Repair or Replace

		IN	NI	NP	PR
8.6	LIMITATIONS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, PR= Plumbing Repair or Replace

**Water Heater Capacity:**  
50 Gallon

**Water Heater**

**Manufacturer:**  
RHEEM

**year built of water heater:**  
2006

**Water temperature:**  
120-125 DEGREES

**SEWAGE DISPOSAL:**  
PUBLIC

**Comments:**

**8.2** THE WATER PRESSURE WAS 65 PSI TODAY. THIS IS ADEQUATE WITHIN NORMAL RANGE OF 40-80LBS.



8.2 Item 1(Picture)

**8.3** WATER HEATER IS AT/BEYOND LIFE DESIGN (ORIGINAL TO HOME) YET SEEMS TO BE WORKING. I DO NOT KNOW HOW LONG UNIT WILL LAST IN FUTURE. RECOMMEND MONITORING AND BUDGET FOR FUTURE REPLACEMENT.



8.3 Item 1(Picture)

**8.4** The main shut off is located outside in the ground.

**8.5** HOME IS ALL ELECTRIC.

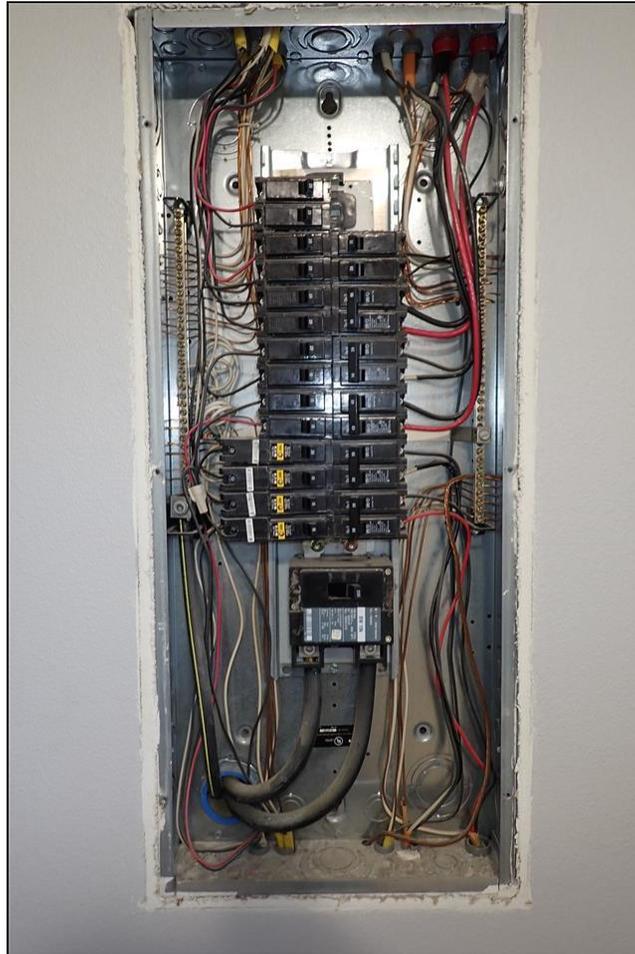
**8.6** ALL THE WATER AND DRAIN LINES THAT ARE INSIDE THE WALLS, CONCEALED BY PIPE WRAP INSULATION, FLOOR INSULATION, STORED ITEMS, APPLIANCES AND INTERIOR OF DEVICES SUCH AS THE WATER HEATER.

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

**9. Electrical System**

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



IN NI NP RR PR ER

Styles & Materials

		IN	NI	NP	RR	PR	ER
9.0	SERVICE ENTRANCE CONDUCTORS	•					
9.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•					
9.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•					
9.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches, receptacles, observed wiring located inside the house, garage, and on the dwelling's exterior walls)	•					

Electrical Service

Conductors:

Below ground  
Aluminum

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel

Manufacturer:

EATON

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IN NI NP RR PR ER

IN NI NP RR PR ER

Branch wire 15 and 20

9.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•					
9.5	OPERATION OF GFCI/AFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•					
9.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•					
9.7	SMOKE/CARBON MONOXIDE DETECTORS	•					•
9.8	LIMITATIONS	•					

AMP:

Copper

Wiring Methods:

SHIELDED CABLE

Dryer Power Source:

220/240 VOLT Electric

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IN NI NP RR PR ER

**Comments:**

**9.4** SEE RESPECTIVE SECTION COMMENTS THROUGH OUT THIS REPORT.

**9.5** SEE EXTERIOR, INTERIOR ROOMS, KITCHEN AND BATH COMMENTS.

SEE EXTERIOR, INTERIOR ROOMS, KITCHEN AND BATH FOR SPECIFIC FINDING AND OR COMMENTS.

ALSO PLEASE NOTE THAT IF THE HOME IS OCCUPIED AND TESTING THESE DEVICES IS NOT PRACTICAL DUE TO THE POSSIBILITY OF HIDDEN DEVICES. IT IS RECOMMENDED THAT A LICENSED ELECTRICIAN FURTHER EVALUATE GFCI SYSTEMS AND THEIR EFFICACY.

**9.6** THE MAIN PANEL BOX IS LOCATED IN THE LAUNDRY ROOM.

**9.7** THE LOCATION OF A MODERN SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR SHOULD BE PLACED AS PER **INSTRUCTIONS PROVIDED** WITH UNIT AND MEET LOCAL ORDINANCE. OLDER UNITS AND BATTERIES SHOULD BE REPLACED WHEN MOVING INTO THE HOME.



9.7 Item 1(Picture)

**9.8** ALL CONCEALED AREA IN THE WALLS AND CEILINGS, BURNED OUT LIGHT BULBS.

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

**10. Heating / Central Air Conditioning**

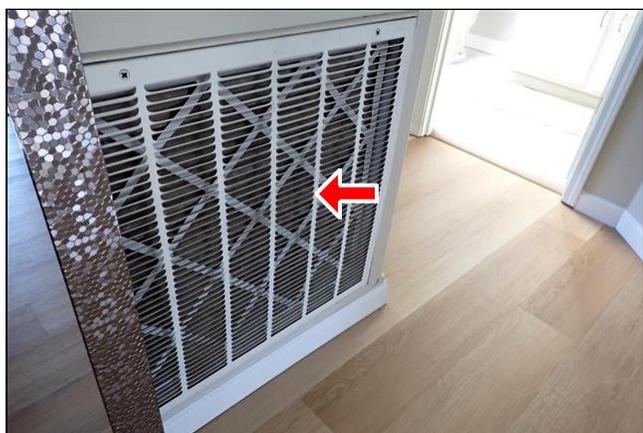
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution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

		IN	NI	NP	RR	Styles & Materials
10.0	HEATING EQUIPMENT / AIR HANDLER	•				<b>Heat Type:</b> FORCED AIR
10.1	COOLING EQUIPMENT / AIR HANDLER			•		<b>Cooling Equipment Type:</b> NONE
10.2	NORMAL OPERATING CONTROLS	•				<b>Heating Equipment Energy Source:</b> ELECTRIC
10.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Heat System/Air Handler Brand:</b> INT. COMFORT
10.4	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			•		<b>Ductwork:</b> Insulated METAL
10.5	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Filter Type:</b> Cartridge
10.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove, Pellet Stove)			•		<b>Operable Fireplaces (gas or wood):</b> NONE
10.7	GAS/LP FIREPLACES			•		<b>Furnace/Heater/Air Handler Manufacture Date:</b> ORIGINAL TO HOME 2006
10.8	LIMITATIONS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**10.5 (1)** The FURNACE Filter is dirty and needs CLEANING/replacing. THIS COULD CAUSE SLOWED AIR FLOW AND CAN BE HARD ON THE SYSTEM. RECOMMEND CLEANING/CHANGING FILTER AT SEASON CHANGES (THREE MONTH INTERVALS).



10.5 Item 1(Picture)

(2) The debris seen in the vents AND DUST BUILD AT COLD RETURN indicates the need for cleaning ducts with a PROFESSIONAL vacuum SERVICE.



10.5 Item 2(Picture)

(3) HOLE IN HEAT DUCT IN THE CRAWLSPACE FROM WATER DAMAGE. HOW MANY HOLES THAT MAY BE PRESENT IS NOT KNOWN. RECOMMEND FURTHER EVALUATION/REPAIR OR REPLACE.



10.5 Item 3(Picture)

10.7 FIREPLACE IS DECORATIVE ELECTRIC.



10.7 Item 1(Picture)

**10.8** Hidden components INCLUDING EVAPORATOR AT FURNACE, heat exchanger, interior of flue pipes, ducting in walls, inaccessible areas, etc.

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

## General Summary



**Eagle Home Inspections**

**Lakewood, WA**

**Customer**  
SAMPLE REPORT

**Address**  
SAMPLE ST  
TACOMA WA

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

### 1. Roofing / Chimneys and Roof Structure / Attic

#### 1.0 ROOF COVERINGS

##### Inspected, Repair or Replace

-  (1) THERE IS MOSS GROWTH ON AREAS OF THE ROOF. THIS IS A MAINTENANCE ITEM AND CAN REDUCE THE USEFUL LIFE OF THE ROOF. I RECOMMEND FUNGICIDE TREATMENT AND REMOVE MOSS AS NEEDED. DO NOT POWER WASH THE ROOF. HAVE A QUALIFIED PERSON DO THE WORK..
-  (2) SPOT IMPACT DAMAGED SHINGLE AT THE LOWER FRONT ROOF. ROOF IS IN ITS LAST THIRD OF LIFE DESIGN. WITH SOME REPAIR AND CLEANING/MAINTAINED, THE ROOF WILL LAST THROUGH DESIGN OF 30 YEARS.

#### 1.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

##### Inspected, Repair or Replace

-  DOWNSPOUT DAMAGED AND IS DISCONNECTED FROM IN GROUND DRAIN. RECOMMEND FURTHER EVALUATION/REPAIR. CONDITION OF IN GROUND IS NOT DETERMINED.

### 1.5 ROOF STRUCTURE AND ATTIC ACCESS (Report leak signs or condensation)

#### Inspected, Repair or Replace

-  The OSB ROOF sheathing AT AREAS IS DISCOLORED IN THE ATTIC. THIS APPEARS TO BE LOCALIZED AT VENT TERMINAL AND NEXT TO SKY LIGHT. RECOMMEND FURTHER EVALUATION/INCREASE VENTING.

## 2. Exterior

### 2.0 WALL CLADDING / SIDING, PENETRATIONS, FLASHING AND TRIM

#### Inspected, Repair or Replace

-  (1) FAILING CAULK AT AREAS OF THE EXTERIOR SIDING. THIS IS A MAINTENANCE ITEM. CAULK AND PAINT IS THE EXTERIOR'S PROTECTIVE SHELL. RECOMMEND CAULK/REPAIR AS NEEDED.
-  (2) TRIM at the exterior AT BACK WINDOWS AND BELLY BOARD HAS FUNGI/ROT DAMAGE. Further deterioration WILL occur if not corrected. A qualified LICENSED CONTRACTOR should repair or replace as needed.
-  (3) The composite board siding at the exterior in areas is deteriorated along bottom edge Further deterioration WILL occur if not corrected. A qualified person/contractor should repair or replace as needed.

ALSO NOTED SOME RAISED NAIL HEADS THAT THAT NEED TO BE SET AT THE BACK.

### 2.1 DOORS (exterior)

#### Inspected, Repair or Replace

-  LATCH FOR BACK SLIDER LOCK SET IS NOT ENGAGING OR WORKING PROPERLY. THIS IS A MAINTENANCE ITEM. RECOMMEND REPAIR BY QUALIFIED PERSON/REPAIRMAN.

### 2.5 EAVES, SOFFITS AND FASCIAS

#### Inspected, Repair or Replace

-  (1) The paint on SOFFITS is failing WITH INDICATION OF SURFACE FUNGI PRESENT AT AREAS WITH POSSIBLE SPOT ROOF LEAK(S). I recommend prep, TREAT WITH ANTI-MICROBIAL AS NEEDED AND paint at the exterior in areas.
-  (2) MISSING ROOF TAB/FLASHING AT FASCIA ENDS AT THE LEFT SIDE AND BACK. THIS COULD CAUSE WATER DAMAGE OVER TIME. HAVE A QUALIFIED PERSON CORRECT AS NEEDED.

## 3. Garage/Carport

### 3.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

#### Inspected, Repair or Replace

-  RECOMMEND REPAIRING ANY SHEETROCK CUT OUTS/DAMAGE IN THE GARAGE TO MAINTAIN FIRE WALL PROTECTION.

## 5. Interior Rooms

### 5.3 DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

-  2 OF THE BEDROOM BIFOLD DOORS ARE OFF TRACK AND OR ARE MISSING HARDWARE. RECOMMEND FURTHER EVALUATION/REPAIR/REPLACE.

### 5.5 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

-  (1) MANY OF THE DOUBLE HUNG WINDOWS HAVE DEFECTIVE SPRING MECHANISM. RECOMMEND FURTHER EVALUATE ALL THE WINDOWS AND REPAIR WHERE NEEDED.
-  (2) SOME WINDOW LOCKS ARE DEFECTIVE AT VARIOUS ROOMS. RECOMMEND FURTHER EVALUATION/ REPAIR WHERE NEEDED.
-  (3) WINDOW IN BEDROOM STUCK CLOSED. RECOMMEND FURTHER EVALUATION.
-  (4) MISSING SCREEN AT THE LAUNDRY ROOM WINDOW.

### 6(A) . 1/2 Bath

#### 6.9.A EXHAUST FAN

##### Inspected, Repair or Replace

-  EXHAUST FAN IS DIRTY. THIS CAUSES RESTRICTED AIR FLOW AND IS A STRESSFUL ON THE MOTOR. RECOMMEND CLEANING AND MAINTAINING.

### 6(B) . Hall Bath

#### 6.9.B EXHAUST FAN

##### Inspected, Repair or Replace

-  EXHAUST FAN IS DIRTY. THIS CAUSES RESTRICTED AIR FLOW AND IS A STRESSFUL ON THE MOTOR. RECOMMEND CLEANING AND MAINTAINING.

### 6(C) . Master Bath

#### 6.9.C EXHAUST FAN

##### Inspected, Repair or Replace

-  EXHAUST FAN IS DIRTY. THIS CAUSES RESTRICTED AIR FLOW AND IS A STRESSFUL ON THE MOTOR. RECOMMEND CLEANING AND MAINTAINING.

## 7. Structural Components

#### 7.5 INSULATION UNDER FLOOR SYSTEM

##### Inspected, Repair or Replace

-  The insulation is loose/fallen in the crawlspace. HAVE RE-INSTALLED AS NEEDED.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Plumbing Summary



**Eagle Home Inspections**

**Lakewood, WA**

**Customer**  
SAMPLE REPORT

**Address**  
SAMPLE ST  
TACOMA WA

### 2. Exterior

#### 2.6 PLUMBING, WATER FAUCETS, HOSE BIBS

**Inspected, PLUMBING REPAIR**



The hose bib loose and needs securing to wall AT THE BACK. AN UNSECURED HOSE BIB IS PRONE TO DAMAGE IF HOSE IS PULLED TOO HARD. RECOMMEND SECURING WITH SCREWS.

### 4. Kitchen

#### 4.11 FOOD WASTE DISPOSER

**Inspected, PLUMBING REPAIR**



The food disposer (disposal) has an object inside. I recommend repair as needed.

### 6(A) . 1/2 Bath

#### 6.6.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Inspected, PLUMBING REPAIR**

 The stop-valve piece is MISSING. REPLACEMENT STOPPERS ARE AVAILABLE AT THE BOX STORES.

#### 6.7.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

##### Inspected, PLUMBING REPAIR

 (1) The toilet FILLER VALVE IS OLD AND LEAKING AT DIAPHRAGM. THIS COULD CAUSE WATER TO SPRAY OUT OF THE TANK AND CAUSE DAMAGE TO FLOOR OR WALL. RECOMMEND REPLACING BEFORE MOVING IN.

 (2) FAUCET LEAKS AT BASE (CARTRIDGE) WHEN IN USE. RECOMMEND FURTHER EVALUATION. MAY BE BECAUSE IT'S BEEN A WHILE SINCE THE SINK WAS USED.

#### 6(B) . Hall Bath

#### 6.7.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

##### Inspected, PLUMBING REPAIR

 (1) The TUB FAUCET VALVE AND SPOUT ARE loose at the hall bath. Repairs are needed TO PREVENT WATER PENETRATION AND DAMAGE. HAVE A LICENSED PLUMBER CORRECT/REPAIR AS NEEDED.

 (2) SHOWER VALVE CARTRIDGE IS MAKING INTERMITTENT NOISE. RECOMMEND FURTHER EVALUATION/REPAIR.

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## Electrical Summary



**Eagle Home Inspections**

**Lakewood, WA**

**Customer**  
SAMPLE REPORT

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SAMPLE ST  
TACOMA WA

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

### 3. Garage/Carport

#### 3.7 RECEPTACLES/WALL SWITCHES/LIGHTING/OTHER ELECTRICAL EQUIPMENT

**Inspected, Electrical Repair or Replace**



OUTLET/SWITCH/JUNCTION BOX IS missing cover-plate. Electrical issues are considered a hazard until repaired. RECOMMEND INSTALLING COVER PLATE(S) FOR SAFETY.

### 9. Electrical System

#### 9.7 SMOKE/CARBON MONOXIDE DETECTORS

**Inspected, Electrical Repair or Replace**



THE LOCATION OF A MODERN SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR SHOULD BE PLACED AS PER **INSTRUCTIONS PROVIDED** WITH UNIT AND MEET LOCAL ORDINANCE. OLDER UNITS AND BATTERIES SHOULD BE REPLACED WHEN MOVING INTO THE HOME.

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