



**A Better Look Home Inspection**  
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Page 1

**Inspection reference: 20191018**

## **Confidential Inspection Report**

**1234 N Street Rd**  
**Allyn WA 98524**



Prepared for:  
**Sample Report**  
**1234 N Street Rd**  
**Allyn WA 98524**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



Inspection: 20191018 Address: 1234 N Street Rd

## Inspection Contents

Summary	3
GENERAL INFORMATION	6
SITE	7
FOUNDATION	8
ROOF & ATTIC	9
STRUCTURAL	11
HEATING, VENTILATION & AIR CONDITIONING	11
ELECTRICAL SYSTEMS	12
PLUMBING SYSTEM	13
KITCHEN	14
LAUNDRY	14
BATHROOMS	15
BEDROOMS	15
OTHER LIVING SPACES	16
GARAGE	16



Inspection: 20191018 Address: 1234 N Street Rd

Friday, October 18, 2019

Sample Report  
1234 N Street Rd  
Allyn WA 98524

Inspection Site  
1234 N Street Rd  
Allyn WA 98524

Dear Sample Report:

At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### STRUCTURAL

Structural:

*Fascia & Rake Boards:*

**Attention Needed** - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration.

#### KITCHEN

Kitchen Plumbing:

*Sink and Drain Lines:*

**Action Necessary** - There is an apparent leak in sink or drain line.

#### BATHROOMS

Master Bathroom:

*Ventilation Fans:*

The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It would be better to vent the bathroom to the outside rather than the attic.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.



**Inspection:** 20191018 **Address:** 1234 N Street Rd

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Vincent Marbella  
A Better Look Home Inspection



Inspection: 20191018 Address: 1234 N Street Rd

Dear Sample Report,

In addition to our main summary items, these findings are a list of Safety items that require attention.

## SAFETY ITEMS

### ELECTRICAL SYSTEMS

#### Ground Fault Interrupt Outlets:

#### *Laundry:*

**Action Necessary** - There is a Ground Fault Circuit Interrupt outlet installed in the laundry room. It failed to stop the current flow or did not reset after testing. Replacement is needed.

### LAUNDRY

#### Laundry:

#### *Dryer Ventilation:*

**Action Necessary** - The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly. **Action Necessary** - The dryer vent as installed vents moisture-laden air into a crawlspace or garage, etc. Venting to the exterior is recommended.

**IMPORTANT:** This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding these or other items in the inspection report or the home, please feel free to call us.

Sincerely,

Vincent Marbella  
A Better Look Home Inspection



Inspection: 20191018 Address: 1234 N Street Rd

# GENERAL INFORMATION

## Client & Site Information:

<b>Inspection Date:</b>	<b>Client:</b>	<b>Inspection Site:</b>
	Sample Report	1234 N Street Rd
	1234 N Street Rd	Allyn WA 98524.
	Allyn WA 98524	
	360-801-0253	
	<a href="mailto:SampleReport@gmail.com">SampleReport@gmail.com</a>	

## Building Characteristics:

**Space Below Grade:**  
Crawl space.

**Water Source:**  
Public.

**Sewage Disposal:**  
Public.

**Utilities Status:**  
All utilities on.

**Main Entry Faces:**  
South.

## Climatic Conditions:

<b>Weather:</b>	<b>Soil Conditions:</b>	<b>Outside Temperature (F):</b>
Overcast.	Damp.	50-60.

### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and*



Inspection: 20191018 Address: 1234 N Street Rd

information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Site:

**Site Drainage:**

Functional - The lot appears to have adequate drainage to prevent water from ponding.

**Bushes and Shrubs Condition:**

Functional - The shrubs and/or bushes have a good appearance.

### Paving Condition:

**Driveway Paving Material:**

Concrete.

**Driveway Condition:**

The driveway surface material is in functional condition with only normal deterioration noted.

**Walkways and Stoop Materials:**

Concrete.

**Walkway Condition:**

The walkway surface material is in functional condition with only normal deterioration noted.

### Patio:

**Patio Slab Materials:**

Concrete.

**Slab Condition:**

Functional - The slab is in useable condition.

**Patio Lighted:**

Yes.

### Utility Services:

**Water Source:**

Water District.

**Water Meter Location:**

Front yard several feet in from the street.

**Electric Service:**

Underground.



Inspection: 20191018 Address: 1234 N Street Rd

**Fuel Source:**

Propane is provided by an independent company.

**Sewage Disposal System:**

Sewers.

**Gas Services:**

**Gas-fired Equipment Installed:**

Range and Oven, There is also a gas starter in the fireplace or a gas log fireplace.

**Type of Gas Supply:**

Liquefied Petroleum Gas - If liquefied petroleum gas is used, be sure to verify ownership of the tank that is on the property and any maintenance requirements for the tank. The propane tank is correctly located over 10' from the structure. There is a protective dome installed over the regulator, vent, and fill valve.

**Gas Line Primary Piping Material:**

Galvanized.

## FOUNDATION

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.*

**Foundation:**

**Type of Foundation:**

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

**Foundation Materials:**

Poured in place concrete, 8 inches or more thick.

**Visible Portions of Exterior Foundation Walls:**

The exposed portions of the perimeter foundation walls appear to be adequate.

**Visible Foundation Wall Cracks at Exterior:**

Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection.

**Perimeter Foundation Drainage Surface:**

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

**Crawlspace:**

**Crawlspace Entrance:**

**Action Necessary** - The crawlspace entrance door is either not accessible or is damaged and needs repair or replacement.

**Location of Crawlspace Entrance:**

Exterior.

**Crawlspace Inspected By:**

The crawlspace was inspected by entering and crawling through.





Inspection: 20191018 Address: 1234 N Street Rd

**Crawlspace Ceiling Exposed Percent:**

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

**Percent Interior Foundation Wall Exposed:**

The interior view of the foundation is limited to the visible portions of the walls. Only about 75% to 100% of the interior foundation walls were visible.

**Conditions Noted in Exterior Walls, Interior View:**

The exposed portions of the interior foundation perimeter walls appear to be adequate.

**Sill Plates Percentage Visible:**

Most all of the sill plates were visible.

**Main Beam:**

The main beam is a single large dimension wood board.

**Crawlspace Ventilation:**

The cross-ventilation in the crawlspace appears to be adequate.

**Vapor Barrier Installed:**

Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

**Evidence of Insects or Animals in Crawlspace:**

No - There was no evidence of animal or insect infestation noted.

## ROOF & ATTIC

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

**Roofing:**

**Type Roof:**

Gable.



**Roof Covering Materials:**

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.



Inspection: 20191018 Address: 1234 N Street Rd

**Cover Layers:**

The roof covering on the main structure appears to be the first covering.

**Condition of Roof Covering Material:**

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

**Slope:**

Medium slope is considered to be between 4 in 12 and 6 in 12.

**Flashing:**

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

**Means of Roof Inspection:**

The roof covering was inspected by walking on the roof.

**Skylights:**

The skylight(s) appears to be functional and shows no signs of leaking.

**Valleys:**

The valleys appear to be functional. The valleys on the roof are open with metal valleys.

**Ridges:**

The ridge covering material appears to be in functional condition.

**Roof Gutter System:**

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional.

**Attic & Ventilation:**

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**Attic Access Location:**

Bedroom Ceiling.

**Attic Accessibility:**

Ceiling scuttle hole.

**Method of Inspection:**

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

**Attic Cavity Type:**

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

**Roof Framing:**

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

**Roof Framing Condition:**

The roof framing appears to be in functional condition.

**Roof Decking:**

The roof decking material is 1/2" plywood sheathing.

**Ventilation Hi/Low:**

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

**Insulation Clear of Sheathing:**

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

**Insulation Noted:**

The attic insulation appears to be adequate and properly installed.



Inspection: 20191018 Address: 1234 N Street Rd



## STRUCTURAL

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

### Structural:

**Type of Construction:**

Frame.

**Exterior Siding Materials:**

Siding materials consist of fiber composite panels.

**Siding Condition:**

Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.

**Trim Condition:**

The trim is intact and functional.

**Soffit/Eaves:**

The soffit/eaves appear to be adequate and show only signs of normal wear.

**Fascia & Rake Boards:**

**Attention Needed** - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration.

## HEATING, VENTILATION & AIR CONDITIONING

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.*

*Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.*



Inspection: 20191018 Address: 1234 N Street Rd

**Heating Plant- Primary Unit:**

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**Appliance Thype**

Heat Pump.

**Manufacturer**

Carrier.

**Model**

12356.

**Serial Number**

452154.

**Heating System Type:**

Air-to-Air type heat pump is installed as the primary heating system. Electric cal rods of coils are installed for backup heat.

**Heating System Location:**

Garage.

**Fuel Source:**

Electric.

**Approximate Age:**This unit was manufactured **about** 2005.

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

**Service:**

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**Type & Condition:**

Underground.

**Main Service Ground Verified:**

Yes - The main service ground wire was located by the inspector.

**Electrical Distribution Panels:**

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**Main Panel Location:**

Garage.

**Panel Accessibility:**

Yes - The electrical panel is in a location that makes it readily accessible.

**Panel Cover Removed:**

Yes.

**Main Circuit Rating:**

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.



Inspection: 20191018 Address: 1234 N Street Rd

**Entrance Cable Size:**

4/0 Aluminum.

**Disconnect:**

Located at the top of main panel.

**Main Panel Devices:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker/Fuse to Wire Compatibility:**

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

**Legend Available:**

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Main Panel Observations:**

Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

**Electrical Outlets:**

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**Laundry:**

The outlets tested in this room are correctly wired and grounded.

**Master Bedroom:**

ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

**Living Room:**

ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

**Electrical Service:**

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**Patio:**

The outlet is Ground Fault Circuit Interrupt protected.

**Garage:**

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

**Ground Fault Interrupt Outlets:**

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**Laundry:**

**Action Necessary** - There is a Ground Fault Circuit Interrupt outlet installed in the laundry room. It failed to stop the current flow or did not reset after testing. Replacement is needed.

**Light Switch:**

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**Master Bedroom:**

The light and light switch were functional at the time of the inspection.

## PLUMBING SYSTEM

**Plumbing:**

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**Water Source:**

Water District - In rural water districts be sure to determine the ownership of the meter.

**Plumbing Service Piping Size to Structure:**

1" water service line from the meter to the main cutoff.



Inspection: 20191018 Address: 1234 N Street Rd

**Public Service Piping Material:**

The main service line to the structure is plastic.

**Main Water Line Cutoff Location:**

Closet.

**Interior Supply Piping Size:**

The interior water supply piping is 1/2" in diameter.

**Interior Supply Piping Material:**

The interior supply piping in the structure is predominantly copper.

**Water Pressure:**

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

**Exterior Hose Bibs Functional:**

The exterior hose bib(s) appeared to function normally.

## KITCHEN

**Kitchen Plumbing:**

**Faucet and Supply Lines:**

Faucets and supply lines appear functional with no leaks noted.

**Sink and Drain Lines:**

**Action Necessary** - There is an apparent leak in sink or drain line.

**Kitchen Appliances:**

**Appliance Type**

Dish Washer.

**Manufacturer**

Electrolux.

**Model**

;iuhjk54141;kj.

**Serial Number**

654[:jklkj561.

## LAUNDRY

*Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.*

**Laundry:**

**Dryer Hookup:**

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

**Dryer Ventilation:**

**Action Necessary** - The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly. **Action Necessary** - The dryer vent as installed vents moisture-laden air into a crawlspace or garage, etc. Venting to the exterior is recommended.



Inspection: 20191018 Address: 1234 N Street Rd

## BATHROOMS

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

### Master Bathroom:

#### Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

#### Faucet and Supply Lines:

Faucets and supply lines appear functional.

#### Toilet Condition

The toilet appears to be functional.

#### Tub Mixing Valve & Stopper:

The tub mixing valve and the tub unit are in functional condition.

#### Tub & Shower Walls:

The walls appear to be in functional condition.

#### Heat Source:

Functional - There is a heat source in this room.

#### Windows:

The windows and associated hardware in the bathroom are all functional.

#### Ventilation Fans:

The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It would be better to vent the bathroom to the outside rather than the attic.

## BEDROOMS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

### Master Bedroom:

#### Entry Door:

The entry door to this bedroom is functional.

#### Windows:

Bedroom Egress Restriction **Action Necessary** - At least one window or associated hardware in this room needs repair..



Inspection: 20191018 Address: 1234 N Street Rd

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Smoke Detector:**

Noted not tested.

## OTHER LIVING SPACES

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

**Front Entry & Main Hallway:**

**Front Entry Door:**

The main entry door to the structure is in functional condition.

**Entry Floor:**

The entry floor material appearance is good and material is functional.

**Smoke Detector:**

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated. The smoke detector is battery operated. Be sure to replace the batteries at least biannually.

**Carbon Monoxide Detector:**

Noted not Tested.

**Dining Room:**

**Ceiling Fan:**

There is a ceiling fan installed in this room. It appears to be functional.

**Family Room:**

**Fireplace:**

Yes - There is a fireplace in this room.

## GARAGE

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

**Garage:**

**Garage Type**

The garage is attached.

**Size of Garage:**

Three car garage.





Inspection: 20191018 Address: 1234 N Street Rd

**Number of Overhead Doors**

There are two overhead doors.

**Overhead Door and Hardware Condition:**

The overhead door is in satisfactory condition, and it is functional.

**Automatic Overhead Door Opener:**

The overhead door opener appears to function appropriately.

**Safety Reverse Switch on the Automatic Opener:**

The safety reverse switch worked when it met resistance.

**Fire Rated Ceiling:**

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

**Fire Rated Entry Door to Structure:**

Yes - There is a fire rated door separating the garage from the living areas of the house.

**Garage Foundation:**

The visible portions of the foundation under the garage appear to be functional.

**Water Source Installed:**

Yes - There is a water source installed in the garage.