



Pre-listing ■
Pre-purchase ■
New Construction ■



DESTINY
Home Inspection
INTERMEDIATE CERTIFIED

PROPERTY INSPECTION REPORT

1212 S 12th St, Tacoma, WA, 98465

Prepared For: Buyer Home

Inspector: Jeff Wells

Agent: Buyer Agent

Weather: Sunny, 39°

Time of Inspection: 09:00 AM

Date of Inspection: 10/30/2023

***It is in your moments of
decision that your **Destiny** is shaped.***

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Major Concerns

Exterior

Page 12 Item: 2	Siding	<ul style="list-style-type: none"> Flashing was not installed at the butt joints of the siding, this may allow water to flow behind the siding and into the wall cavity. The wrap behind the siding is a vapor barrier and is not waterproof. Installation of proper flashing by a licensed contractor is recommended. Click here for additional information
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Roof

Page 20 Item: 5	Flashing	<ul style="list-style-type: none"> The flashing on the roof of the shed was improperly installed, which is evidenced by water damage to the soffit and roof sheathing. Repair by a licensed roofing contractor is recommended.
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Garage/Carport

Page 32 Item: 2	Overhead Door(s)	<ul style="list-style-type: none"> The lower panel of the overhead door had significant water damage. Replacement of the panel by a qualified professional is recommended.
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Other Concerns

Exterior

Page 13 Item: 5	Fascia	<ul style="list-style-type: none"> The fascia is damaged at the ends in more than one location. Recommend the damaged sections be replaced/repared by a licensed contractor.
Page 15 Item: 8	Windows/Screens	<ul style="list-style-type: none"> There is evidence of damaged insulated glass at the primary bedroom window, which will make the windows less efficient, and the seal will fail over time. Replacement of the damaged panel is recommended.

HVAC

Page 28 Item: 5	Distribution	<ul style="list-style-type: none"> The Flexible ducting was damaged at more than one location. To improve HVAC efficiency, repair/replacement by a licensed HVAC contractor is recommended.
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Plumbing

Page 30 Item: 5	Flow	<ul style="list-style-type: none"> The water pressure in the house as measured at the hose bib is greater than 80 psi, which will create additional wear and tear on the plumbing fittings and household appliances. Recommend a licensed plumber repair.
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Kitchen

Page 38 Item: 10	Appliances	<ul style="list-style-type: none"> • The dishwasher was operable. However, when running it produced an excessive amount of noise. Repair or replacement is recommended. • The broiler function was not working. When turned on, an unknown error code flashed on the screen. Evaluation and repair by a qualified professional is recommended.
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Utility Room

Page 39 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> • There was a vent connected to the register on the ceiling in the utility room. This may have been a fresh air supply for a previously installed LP appliance. Removal of the piping and repair of the ceiling by a licensed contractor is recommended.
Page 39 Item: 3	Floor	<ul style="list-style-type: none"> • The floor was missing tiles, had cracked tiles and was missing grout. Repair by a licensed contractor is recommended.

Potential Safety Hazards - Electrical**Electrical- General**

Page 7 Item: 1	General Comments	<ul style="list-style-type: none"> • There are loose receptacles present throughout the home, which is a potential safety concern. Recommend a licensed electrician repair.
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Exterior

Page 15 Item: 11	Exterior Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles. • There are loose receptacles on the house exterior. This is a safety concern. Recommend a licensed electrician repair.
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Attic/Structure/Framing/Insulation

Page 24 Item: 12	Electrical	<ul style="list-style-type: none"> • There is Romex wiring not properly secured in the attic at more than one location, which is a safety concern. A licensed electrician should be consulted to repair.
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Garage/Carport

Page 34 Item: 6	Electrical Receptacles	<ul style="list-style-type: none"> • Extension cord wiring exists in the garage. Extension cords should never be used as permanent wiring. Recommend a licensed electrician repair. • There are no GFCI's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFCI receptacles. • Multi-tap electrical receptacle present in the garage. Multi-tap receptacles can cause an overloaded circuit and possible damage. Safety concern. Recommend a licensed electrician evaluate and repair. • There are spliced wires that are not enclosed in junction boxes in the garage. This is a safety hazard. Recommend a licensed electrician repair.
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Kitchen

Page 36 Item: 5	Electrical	<ul style="list-style-type: none"> • Not all locations had GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
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Utility Room

Page 40 Item: 6	Electrical	<ul style="list-style-type: none"> • GFCI receptacles are not installed in the utility room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
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Great Room

Page 45 Item: 5	Electrical	<ul style="list-style-type: none"> At least one cover plate is missing at a receptacle in the great room, which is a potential safety concern. Recommend installing cover plates.
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Potential Safety Hazards - Other**Crawl Space**

Page 24 Item: 1	The Crawl Space	<ul style="list-style-type: none"> Pests are not part of the home inspection. However, there is evidence of rodent feces in the crawlspace, which is a safety concern. Recommend a professional exterminator be consulted.
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Water Heater

Page 29 Item: 1	Water Heater General	<ul style="list-style-type: none"> The temperature-pressure relief valve extension was improperly sized on the water heater. The plumbing should not reduce in size from where it connects to the TPRV. Correction by a licensed plumber is recommended.
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Garage/Carport

Page 32 Item: 2	Overhead Door(s)	<ul style="list-style-type: none"> The electric eyes on the garage door opener had been bypassed. This is a safety hazard. Repair by a qualified professional is recommended.
Page 34 Item: 7	Fire Separation Walls & Ceiling	<ul style="list-style-type: none"> The fire separation wall was damaged between the garage and the living area of the house. This is a safety hazard. Recommend a licensed contractor repair.

Smoke/Carbon Monoxide Detectors

Page 59 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> Not all bedrooms had smoke detectors installed, which is a potential safety concern. It is recommended that smoke detectors be installed in the following locations per the manufacturers instructions: On the ceiling or wall outside each separate sleeping area in the vicinity of bedrooms; In each bedroom, as most fires occur during sleeping hours; In the basement, preferably on the ceiling near the basement stairs; In the garage, due to all the combustible materials commonly stored there; and/or in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.
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Overview

1. Scope of Inspection

• All components designated for inspection in the 308-408C WAC. Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces north.

3. State of Occupancy

• Vacant

4. Weather Conditions

• Sunny
• RH: 78%

5. Recent Rain/Snow

• No

6. Ground Cover

• Damp

Electrical- General

1. General Comments

Observations:

• There are loose receptacles present throughout the home, which is a potential safety concern. Recommend a licensed electrician repair.

House Photos

1. House Photo's



The front of the house



The side of the house



The back of the house

Site

1. Service Walks



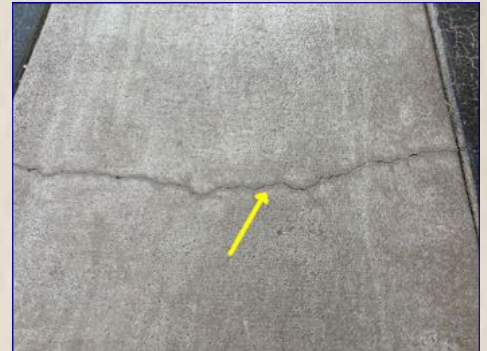
- Materials
- Concrete
- Condition
- Typical cracks



The Service Walk View



The Service Walk View



The walkway had some typical cracking/chipping but is usable. Sealing of the cracks by a licensed contractor to help prevent additional damage is recommended.

2. Driveway/Parking



- Materials:
- Concrete



The Driveway View



The Driveway View

3. Porch



- Materials:
- Concrete

Site (continued)



The Porch View



The Porch View



There was a gap between the porch and the home. A licensed contractor should seal the gap between porch and home to help prevent moisture damage.

4. Steps/Stairs

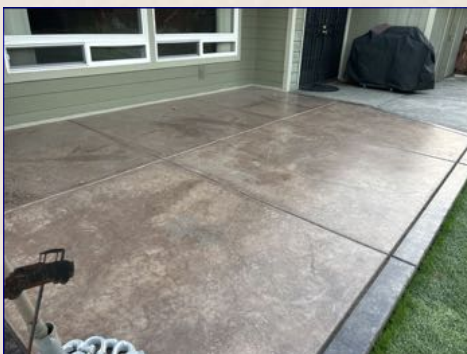
Materials:
• Concrete



The Steps View

5. Patio

Materials:
• Concrete



The Patio View



The Patio View



The patio had typical cracks. Sealing of the cracks to help protect the cement from damage is recommended.

Site (continued)



The Patio View



The Patio View



The patio had some settling cracks, which presents a tripping hazard. It is recommended that a licensed contractor repair or replace.

6. Fence/Wall



Materials:

- Wood

Observations:

- The fence is excluded from the home inspection. All comments are made for courtesy purposes only.



The Fence View



The Fence View



The Fence View

7. Landscape Affecting Foundation

- Negative grade: North



There was vegetation in contact with the house. Recommend trimming trees/vegetation, so that it doesn't come into contact with the home.



There was a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.

8. Retaining Wall



- Materials:
- Concrete block



The Retaining Wall View



The Retaining Wall View



The Retaining Wall View

9. Hose Bibs



- Hose Bibs:
- Yes, operable



The water pressure in the house as measured at the hose bib is greater than 80 psi, which will create additional wear and tear on the plumbing fittings and household appliances. Repair by a licensed plumbing contractor is recommended.



Hose bib operational.

Exterior

1. Gutters



- Materials:
- Galvanized/Aluminum
- Condition:
- Rusting
 - Recommend repair or replace
 - Leaking: Corners
 - Extensions needed: North

Exterior (continued)



The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.



The downspout was not securely connected to the drain line, which will allow water to discharge next to the foundation. Repair by a qualified professional is recommended.



There is evidence that the gutter is leaking at the seams. Recommend a professional contractor evaluate and repair as needed.



There is evidence that the gutter is leaking at the seams. Recommend a professional contractor evaluate and repair as needed.

2. Siding

Materials:

- Fiber-cement

Observations:

- Flashing was not installed at the butt joints of the siding, this may allow water to flow behind the siding and into the wall cavity. The wrap behind the siding is a vapor barrier and is not waterproof. Installation of proper flashing by a licensed contractor is recommended. [Click here for additional information](#)



Flashing was not installed at the butt joints of the siding, this may allow water to flow behind the siding and into the wall cavity. The wrap behind the siding is a vapor barrier and is not waterproof. Installation of proper flashing by a licensed contractor is recommended.

Exterior (continued)

3. Trim



- Materials:
- Wood
- Condition:
- Damaged wood
 - Recommend repair



The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.



The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.

4. Soffit



- Materials:
- Wood
- Condition:
- Recommend repair/painting



The soffit needed routine painting maintenance. Recommend a professional painter repair/paint as needed.

5. Fascia



- Materials:
- Wood
- Condition:
- Recommend repair/painting
- Observations:
- The fascia is damaged at the ends in more than one location. Recommend the damaged sections be replaced/repared by a licensed contractor.

Exterior (continued)



The fascia is damaged at the ends in more than one location. Recommend the damaged sections be replaced/repaired by a licensed contractor.

6. Flashing



7. Caulking

Condition:

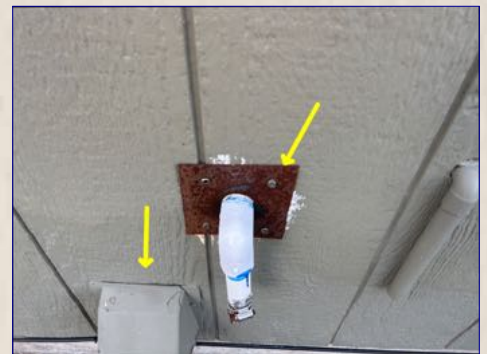
- Caulking dried/cracked
- Caulking needed



Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.



The caulking is dried and cracked. Recommend a professional contractor to remove and replace the caulking.



Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.



The caulking is dried and cracked. Recommend a professional contractor to remove and replace the caulking.

Exterior (continued)

8. Windows/Screens



Materials:

- Vinyl

Observations:

- There is evidence of damaged insulated glass at the primary bedroom window, which will make the windows less efficient, and the seal will fail over time. Replacement of the damaged panel is recommended.



There is evidence of damaged insulated glass at the primary bedroom window, which will make the windows less efficient, and the seal will fail over time. Replacement of the damaged panel is recommended.

9. Foundation



Materials/Condition:

- Poured concrete

10. Service Entrance



Location:

- Underground



The electrical service entrance

11. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- GFCI present: No

Observations:

- GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
- There are loose receptacles on the house exterior. This is a safety concern. Recommend a licensed electrician repair.

Exterior (continued)



GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.



There are loose receptacles on the house exterior. This is a safety concern. Recommend a licensed electrician repair.

12. Building Exterior Wall Construction

Materials:

- Framed



13. Exterior Doors

- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Patio door condition: Satisfactory
- Patio door weatherstripping: Satisfactory



The Main Entrance Door



The shed doors



The shed door was water damaged. Repair or replacement is recommended.



The Patio Door



The patio door was rubbing on the door sill, making it difficult to open and close. Recommend having a qualified contractor adjust the door for proper closure.

Exterior (continued)

Butt Joint & Horizontal Lap Treatment

JUNE 2014

TECHNICAL BULLETIN #9



SCOPE:

This Technical Bulletin illustrates and describes proper treatment for the butt joints and overlap of James Hardie® lap siding products.

International Residential Code IRC R703.10.2 requires lap siding to have:

1. A minimum vertical overlap of 1 ¼ inch (31.75 mm), and
2. One of the following butt joint treatments:
 - a) Joint Flashing,
 - b). Caulking, or
 - c). "H" jointer covers

James Hardie recommends 6 inch (152.4 mm) wide joint flashing that overlaps the course below by 1 inch (25.4 mm). See Figure 1. Some local building codes may require different size flashing. Joint-flashing material must be durable, waterproof material that does not react with cement based products. Examples of suitable material include painted or coated coil stock and code compliant water-resistive barriers, such as HardieWrap® weather barrier. Other products may also be suitable.

James Hardie DOES NOT recommend using caulk or "H"-jointers for the butt joints of HardiePlank® siding with ColorPlus® technology.

James Hardie also DOES NOT recommend applying caulk to the horizontal overlap between siding planks (see Figure 2).

Joint Flashing
6 in. (152.4 mm) wide,
1 in. (25.4 mm) on overlap

FIGURE 1

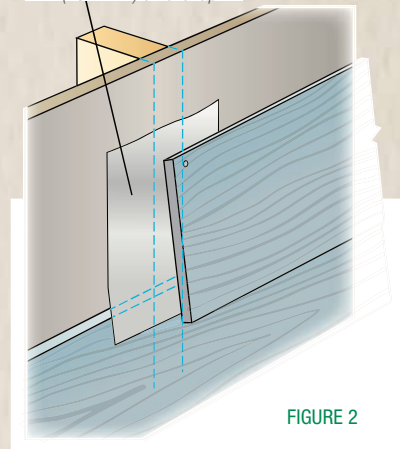
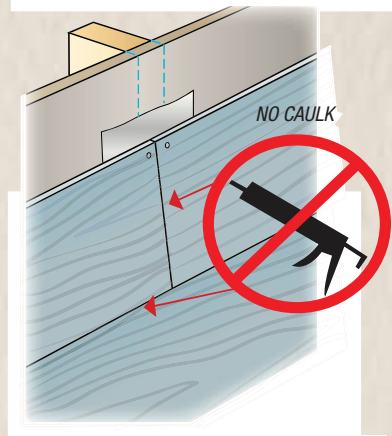


FIGURE 2



James Hardie does not recommend caulking butt joints or the horizontal overlaps

#9

Why does James Hardie recommend using flashing instead of caulk or “H” - Joints?

Experts across the industry recognize flashings as an effective and responsible method for draining a wall system:

1. **Moisture management** –Inherent in lap siding design is the provision of drainage at the laps and drying through the airspace that exists behind each plank. In line with this and fundamental water management principles, joint flashing behind field butt joints provides a physical layer that directs water down and out away from the wall cavity. Caulking at the horizontal overlaps is not recommended because it impedes these drainage and drying mechanisms inherent to lap siding.

“The fundamental principle of water management is to shed water by layering materials in such a way that water is directed downwards and outwards out of the building or away from the building. The key to this fundamental principle is drainage. The most elegant expression of this concept is flashing. Flashings are the most under-rated building enclosure component and arguably the most important.”

EEBA (Energy & Environmental Building Association™) Water Management Guide by Joseph W. Lstiburek, Ph.D., P.Eng. June 2004.

2. **Caulk requires maintenance** – Caulk manufacturers and industry experts agree that the caulk in field butt joints and horizontal laps will need to be periodically removed and/or reapplied to maintain the seal over the life of the building.
3. **Improved appearance** – When installed properly, flashing at a field butt joint creates a better looking joint. James Hardie recommends butting field joints together in moderate contact to achieve a continuous looking joint. In contrast, caulk manufacturers specify a minimum gap at butt joints, which can become more visible as the caulk ages. It is also difficult to achieve the specified gap in the horizontal overlap. “H”-joints also age differently than finished siding and can become more visible over time. For the same reason, James Hardie does not recommend applying caulk to field butt joints and exposed nailheads on products with ColorPlus® technology.

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

Additional Installation Information, Warranties, and Warning are available at JamesHardie.com



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Roof

1. Roof View



The Roof View



The Roof View

2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:

- Layers 1+
- Unknown
- Location: House
- Location: Garage

4. Ventilation System

Type:

- Soffit
- Roof



The Roof Vents

5. Flashing

Materials:

- Galv/Alum

Observations:

- The flashing on the roof of the shed was improperly installed, which is evidenced by water damage to the soffit and roof sheathing. Repair by a licensed roofing contractor is recommended.



Roof (continued)



The flashing on the roof of the shed was improperly installed, which is evidenced by water damage to the soffit and roof sheathing. Repair by a licensed roofing contractor is recommended.



The flashing on the roof of the shed was improperly installed, which is evidenced by water damage to the soffit and roof sheathing. Repair by a licensed roofing contractor is recommended.



The flashing on the roof of the shed was improperly installed, which is evidenced by water damage to the soffit and roof sheathing. Repair by a licensed roofing contractor is recommended.

6. Valleys

Materials:

- Asphalt



The Valley

7. Condition of Roof Covering



8. Skylights



The Skylight

9. Vents



The Plumbing Vent(s)



One or more plumbing vent flashing was sunken, which can allow water/ice build-up and cause premature failure and leaking of the plumbing vent. Recommend a professional roofing contractor repair or replace the roof pipe flashing.

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: In the attic
- Location: Closet

Attic/Structure/Framing/Insulation (continued)



The Attic View



The Attic View



The Attic View

2. Flooring

Flooring:
• None

3. Insulation

Insulation:
• Fiberglass
• Loose
• Approximate depth: 12 inches
• Insulation Installed in: Between Ceiling Joists
• Vapor Barrier: Not Visible

4. Ventilation

Ventilation:
• Ventilation appears adequate

5. Fans exhaust to

Fans Exhaust To:
• Fans exhaust to the attic: No
• Fans exhaust outside: Yes

6. HVAC Duct



7. Structural problems observed

Structural Problems:
• No

8. Roof Structure

Roof Structure:
• Trusses
• Wood

9. Ceiling joists

Ceiling Joists:
• Wood

10. Sheathing

Sheathing:
• Plywood

11. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:
• Evidence of condensation: No
• Evidence of moisture: No
• Evidence of leaking: No

12. Electrical

Electrical:
• Romex not installed properly



Observations:

• There is Romex wiring not properly secured in the attic at more than one location, which is a safety concern. A licensed electrician should be consulted to repair.



There is Romex wiring not properly secured in the attic at more than one location, which is a safety concern. A licensed electrician should be consulted to repair.

Crawl Space

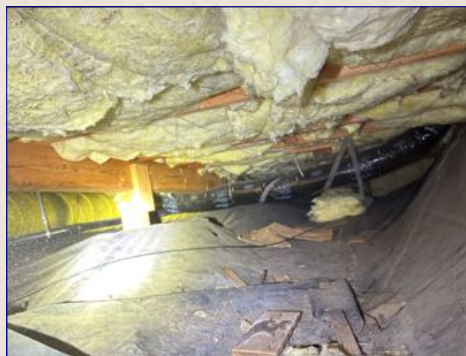
1. The Crawl Space

Observations:

• Pests are not part of the home inspection. However, there is evidence of rodent feces in the crawlspace, which is a safety concern. Recommend a professional exterminator be consulted.



The crawl space



The crawl space



The crawl space

Crawl Space (continued)



Pests are not part of the home inspection. However, there is evidence of rodent feces in the crawlspace, which is a safety concern. Recommend a professional exterminator be consulted.

2. Access

- Materials:
- Full Crawlspace
 - Conditioned: No

3. Foundation Walls



- Materials:
- Poured concrete

4. Floor

- Materials:
- Dirt
- Condition:
- Vapor barrier present

5. Seismic Bolts

- Seismic Bolts:
- Appear satisfactory

6. Drainage

- Drainage:
- Sump pump: No
 - Standing water: No
 - Evidence of moisture damage: No

7. Ventilation

- Ventilation:
- Location: Wall vents

8. Girders/Beams/Columns



- Materials:
- Wood

Crawl Space (continued)



The beam and columns.



The column(s)



The beam and columns.

9. Joists

Materials:

- Wood
- 2x10

10. Subfloor

Condition:

- Not visible

11. Electrical

Observations:

- No Apparent Defects

12. Insulation

Materials:

- Fiberglass

Location:

- Between Floor joists



There was fallen insulation at more than one location in the crawlspace. Repair by a qualified contractor is recommended.

13. Vapor Barrier

Vapor Barrier:

- Present: Yes
- Plastic



HVAC

1. HVAC Overview

Materials:

- Location: Utility Room
- Furnace Age: 30+ years
- Furnace Brand: American Standard

Materials:

- Central System
- Furnace



The HVAC area



The furnace data plate

2. Energy Source/Warm Air System

Energy source, Warm air system:

- Electric

3. Heat Exchanger

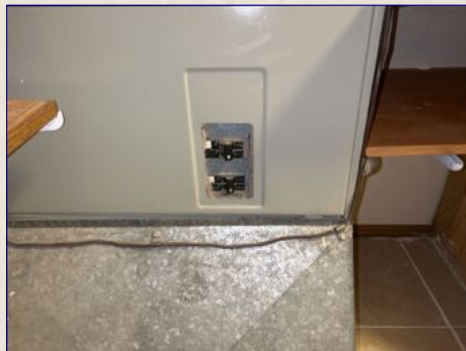
Heat Exchanger:

- Not visible

4. Safety Controls

Safety Controls:

- Disconnect: Yes
- Normal operating and safety controls observed



The electrical shutoff switch

HVAC (continued)

5. Distribution

Distribution:

- Metal duct
- Insulated flex duct

Observations:

- The Flexible ducting was damaged at more than one location. To improve HVAC efficiency, repair/replacement by a licensed HVAC contractor is recommended.



The Flexible ducting was damaged at more than one location. To improve HVAC efficiency, repair/replacement by a licensed HVAC contractor is recommended.



The Flexible ducting was damaged at more than one location. To improve HVAC efficiency, repair/replacement by a licensed HVAC contractor is recommended.

6. Filter

Filter:

- Standard
- Needs cleaning/replacement



The furnace had improperly sized filters installed. Installation of properly sized filters is recommended. Consult a licensed HVAC contractor as needed.

7. When Turned On By Thermostat

When Turned On:

- Proper operation: Yes

8. Differential

Differential:

- Heat Source Differential: 48°

9. Heating System Condition



The furnace cover was sealed closed. The interior components could not be evaluated. Consult a licensed HVAC contractor as needed.

Water Heater

1. Water Heater General



Brand Name::

- Brand: Rheem
- Age: 5-10+ years
- Capacity: 50
- Fuel: Electric
- Seismic restraints needed? Yes
- Relief Valve installed? Yes
- **TPRV** extension Proper: No

Observations:

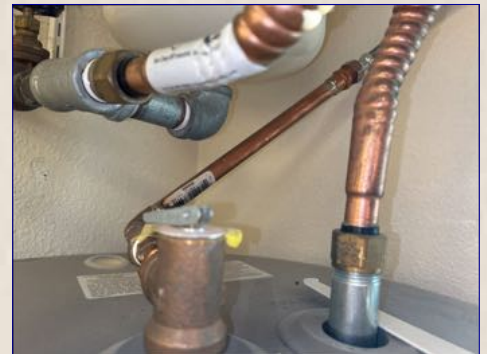
- The temperature-pressure relief valve extension was improperly sized on the water heater. The plumbing should not reduce in size from where it connects to the TPRV. Correction by a licensed plumber is recommended.



The Water Heater Area



The Water Heater Data Tag



The temperature Pressure Relief valve (TPRV)



The temperature-pressure relief valve extension was improperly sized on the water heater. The plumbing should not reduce in size from where it connects to the TPRV. Correction by a licensed plumber is recommended.

2. Water Heater Condition



Plumbing

1. Main Water Shut-off Location

Observations:

- A main water shut off was not found in the house. Recommend asking the current homeowner if there is an additional shut off.

2. Water Entry Piping

Type:

- Not visible

3. Lead Other Than Solder Joints

Lead other than solder joints:

- Unknown

4. Visible Water Distribution Piping

Materials:

- Copper

5. Flow

Materials:

- Water pressure over 80psi

Observations:

- The water pressure in the house as measured at the hose bib is greater than 80 psi, which will create additional wear and tear on the plumbing fittings and household appliances. Recommend a licensed plumber repair.

6. Pipes Supply/Drain

Supply/Drain:

- Cross connection: No



7. Drain/Waste/Vent Pipe

Materials:

- **ABS**



The visible drain/waste piping

8. Traps - Proper P-Type/Drainage

Condition:

- Yes
- Drainage: Satisfactory

9. Water Softener

Water Softner:

- The plumbing is leaking

Sewer Lateral

1. Drainage



2. Pipe Material

Materials:

- **PVC** (Polyvinyl Chloride)

3. Pipe Condition

Materials:

- Camera restrictions- No

Observations:

- Link to City of Tacoma side sewer condition assessment and repair recommendations. [Side Sewer Assessment PDF](#)





Video from clean out towards the street.



Video from clean out towards the house.

4. Clean out location

Materials:

- Front porch
- Clean-out accessible-Yes

Garage/Carport

1. Type

Type:

- Attached
- 2-Car



The Garage



The Garage



The Garage

2. Overhead Door(s)

Materials:

- Wood
- Automatic opener: Operable
- Safety pressure reverse operable
- Photo eyes and pressure reverse tested

Observations:

- The lower panel of the overhead door had significant water damage. Replacement of the panel by a qualified professional is recommended.
- The electric eyes on the garage door opener had been bypassed. This is a safety hazard. Repair by a qualified professional is recommended.



Garage/Carport (continued)



The lower panel of the overhead door had significant water damage. Replacement of the panel by a qualified professional is recommended.



The lower panel of the overhead door had significant water damage. Replacement of the panel by a qualified professional is recommended.



Recommend painting the outside edges to help prevent water damage.



The electric eyes on the garage door opener had been bypassed. This is a safety hazard. Repair by a qualified professional is recommended.



The pressure reverse test.

3. Window



The window was difficult to open. Repair by a qualified professional is recommended.

4. Floor



Materials:
• Concrete

Garage/Carport (continued)

5. Sill Plates



Type:

- Elevated

6. Electrical Receptacles



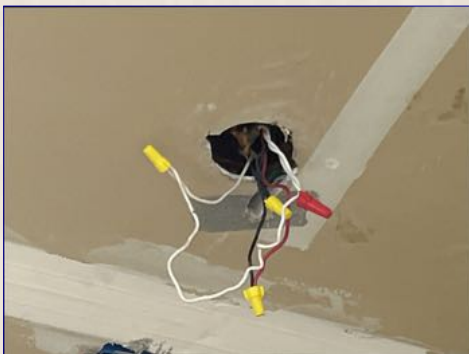
- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: No
- Recommend GFCI receptacles

Condition:

- Reverse polarity: No
- Open ground: No

Observations:

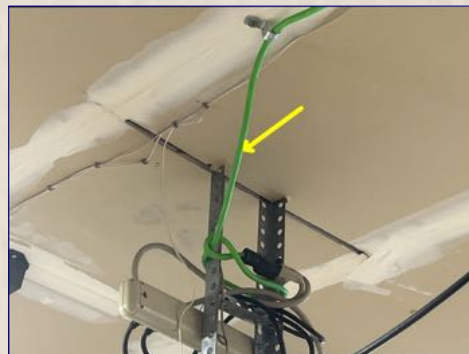
- Extension cord wiring exists in the garage. Extension cords should never be used as permanent wiring. Recommend a licensed electrician repair.
- There are no GFCI's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
- Multi-tap electrical receptacle present in the garage. Multi-tap receptacles can cause an overloaded circuit and possible damage. Safety concern. Recommend a licensed electrician evaluate and repair.
- There are spliced wires that are not enclosed in junction boxes in the garage. This is a safety hazard. Recommend a licensed electrician repair.



There are spliced wires that are not enclosed in junction boxes in the garage. This is a safety hazard. Recommend a licensed electrician repair.



Multi-tap electrical receptacle present in the garage. Multi-tap receptacles can cause an overloaded circuit and possible damage. Safety concern. Recommend a licensed electrician evaluate and repair.



Extension cord wiring exists in the garage. Extension cords should never be used as permanent wiring. Recommend a licensed electrician repair.

7. Fire Separation Walls & Ceiling



Fire Wall:

- Fire separation wall & ceiling: Present
- Fire separation wall & ceiling: Recommend repair
- Fire door: Not verifiable
- Fire door self closure: Satisfactory

Condition:

- Moisture stains present: No

Observations:

- The fire separation wall was damaged between the garage and the living area of the house. This is a safety hazard. Recommend a licensed contractor repair.



The fire separation wall was damaged between the garage and the living area of the house. This is a safety hazard. Recommend a licensed contractor repair.

8. Building Exterior Wall Construction



Materials:
• Framed

Kitchen

1. Kitchen Photos



The Kitchen View



The Kitchen View



The Kitchen View

Kitchen (continued)

2. Walls & Ceiling



There were unprofessional repairs to the ceiling in the kitchen area. A professional painter should repair and paint as needed.

3. Floor



4. Windows



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- GFCI Installed: Some
- Recommend GFCI receptacles: Yes

Observations:

- Not all locations had GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Kitchen (continued)

6. Countertops



The counter top was damaged in one or more areas. Recommend a professional contractor repair or replace as needed.

7. Cabinets



Condition:
• Normal wear and tear

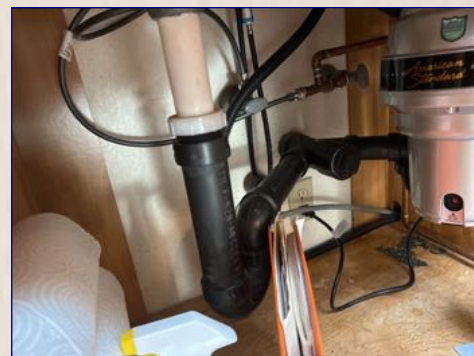
8. Plumbing



Plumbing
• Faucet leaks: No
• Pipes leak/corroded: No
• Functional drainage: Satisfactory
• Functional flow: Satisfactory
• Dishwasher airgap: Yes
• Dishwasher drain line looped: Yes



The kitchen faucet operating



Kitchen plumbing view

9. Heating/Cooling Source

• Heating source: Yes

Kitchen (continued)

10. Appliances



Appliances:

- Oven, operable: Yes
- Oven door seal: Satisfactory
- Range, operable: Yes
- Dishwasher, operable: Yes
- Dishwasher door seal: Satisfactory
- Refrigerator, operable: Yes
- Refrigerator door seal: Satisfactory
- Refrigerator Temperature: 28°
- Freezer Temperature: 2°
- Exhaust fan, operable: Yes
- Disposal, operable: Yes

Observations:

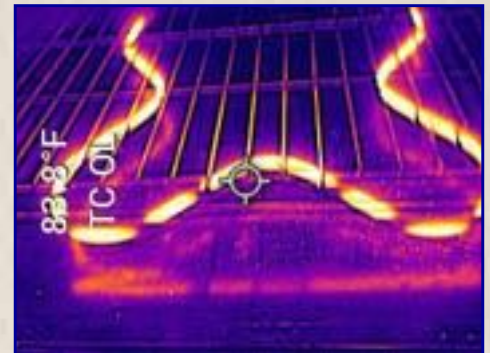
- The dishwasher was operable. However, when running it produced an excessive amount of noise. Repair or replacement is recommended.
- The broiler function was not working. When turned on, an unknown error code flashed on the screen. Evaluation and repair by a qualified professional is recommended.



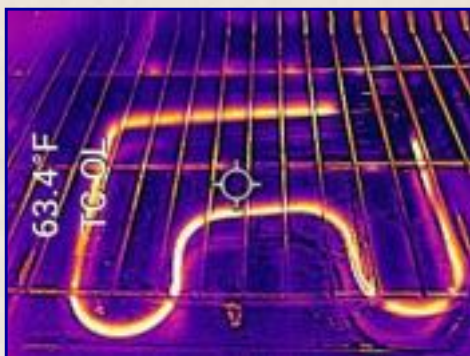
The broiler function was not working. When turned on, an unknown error code flashed on the screen. Evaluation and repair by a qualified professional is recommended.



The dishwasher was operable. However, when running it produced an excessive amount of noise. Repair or replacement is recommended.



Upper oven operating



Lower oven operating



Cooktop operating

Utility Room

1. Location



Utility Room View



Utility Room View

2. Walls & Ceiling

Observations:



- There was a vent connected to the register on the ceiling in the utility room. This may have been a fresh air supply for a previously installed LP appliance. Removal of the piping and repair of the ceiling by a licensed contractor is recommended.



There was a vent connected to the register on the ceiling in the utility room. This may have been a fresh air supply for a previously installed LP appliance. Removal of the piping and repair of the ceiling by a licensed contractor is recommended.



There was a vent connected to the register on the ceiling in the utility room. This may have been a fresh air supply for a previously installed LP appliance. Removal of the piping and repair of the ceiling by a licensed contractor is recommended.

3. Floor

Observations:



- The floor was missing tiles, had cracked tiles and was missing grout. Repair by a licensed contractor is recommended.

Utility Room (continued)



The floor was missing tiles, had cracked tiles and was missing grout. Repair by a licensed contractor is recommended.



The floor was missing tiles, had cracked tiles and was missing grout. Repair by a licensed contractor is recommended.



The floor was missing tiles, had cracked tiles and was missing grout. Repair by a licensed contractor is recommended.

4. Doors



5. Window



6. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- GFCI Installed: No
- Recommend GFCI receptacles: Yes

Observations:

• GFCI receptacles are not installed in the utility room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

7. Utility Sink

- Faucet leaks: No
- Pipes leak: No



Utility Room (continued)



The utility sink operating



The utility sink plumbing view.

8. Heat Source Present

Heat Source Present:
• Yes

9. Room Vented

Room Vented:
• Yes

10. Dryer Vented

Dryer Vented:
• Wall



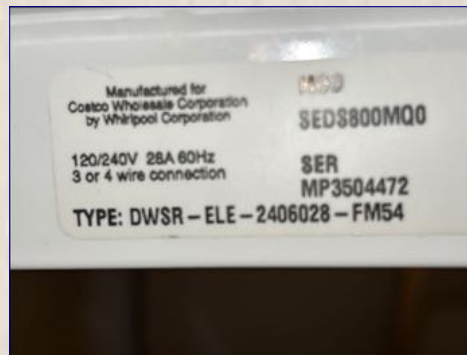
The dryer vent connection.

11. Appliances

Appliances:
• Dryer

Observations:

• The washer and dryer are excluded from the inspection as they can not be properly tested. Any comments are made for courtesy purposes only.



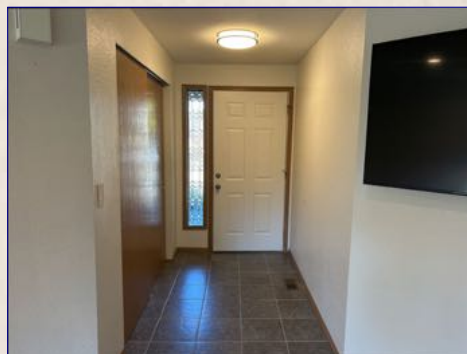
12. Washer Hook-up Lines



Laundry, washer hook-up view

Entryway/Foyer

1. Location



The Foyer View

Entryway/Foyer (continued)

2. Walls & Ceiling



3. Floor



4. Doors



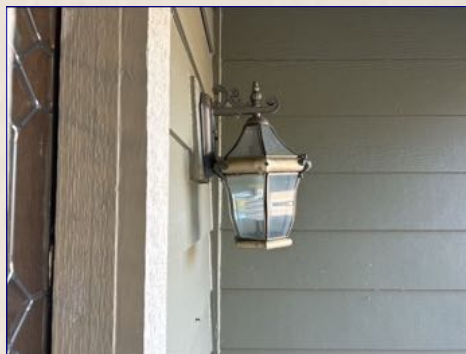
5. Windows



6. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: No



The light doesn't operate when the porch light switch is engaged. Recommend changing the bulb(s) and re-testing. Consult a licensed electrician as needed.

7. Heating Source

- Heating source present: Yes

Great Room

1. Location



The Great Room View



The Great Room View



The Great Room View

2. Walls & Ceiling



3. Floor



The Carpet was stained. Professional cleaning or replacement is recommended.

4. Windows



Great Room (continued)

5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Cover plates missing

Observations:

- At least one cover plate is missing at a receptacle in the great room, which is a potential safety concern. Recommend installing cover plates.



At least one cover plate is missing at a receptacle in the great room, which is a potential safety concern. Recommend installing cover plates.



There was an obstruction in the receptacle that prevented the insertion of a plug. Repair by a licensed electrical contractor is recommended.

6. Ceiling Fan



The ceiling fan in the living room was not operational when tested. Recommend a licensed electrician evaluate and repair or replace as needed.

7. Heating Source

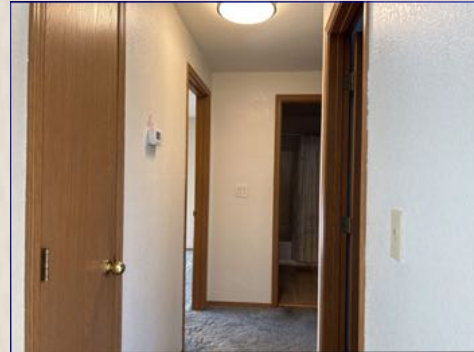
- Heating source present: Yes

Hallways

1. Location



The Hallway View



The Hallway View

2. Walls & Ceiling



3. Floor



4. Door



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: No

Primary Bathroom

1. Location

- Location:
- Primary bath

Primary Bathroom (continued)



Bathroom View



Bathroom View



Bathroom View

2. Walls & Ceiling



3. Floor



4. Doors



5. Window



6. Cabinets



7. Countertops



Condition:

- Recommend repair/caulking

Primary Bathroom (continued)



The caulk was missing dried or cracked. Recommend replacing the caulking in the bathroom.

8. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles
- GFCI Installed: Yes
- GFCI Operable: Yes

Observations:

- There are loose receptacles present in the bathroom, which is a potential safety concern. Recommend a licensed electrician repair.

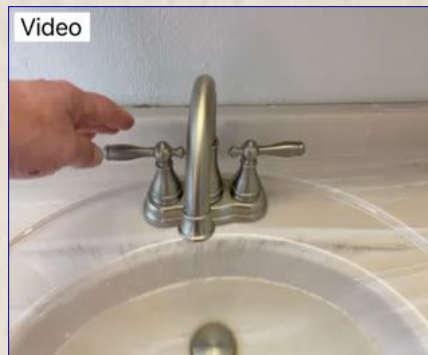


There are loose receptacles present in the bathroom, which is a potential safety concern. Recommend a licensed electrician repair.

9. Sinks

- Faucet leaks: No
- Pipes leak: No

Primary Bathroom (continued)



Faucet operating

10. Bathtubs

- Faucet leak: No
- Pipes leak: Not visible



The Bathtub/Shower operating

11. Showers

- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible

12. Toilet

- Bowl loose: No
- Operable: Yes

13. Shower/Bathtub Area

- Shower/Bathtub Area:
- Fiberglass
 - Caulk/Grout needed: No



14. Drainage/Flow



15. Moisture Stains Present

Moisture Stains:

- No

16. Heat Source Present

Heat Source:

- Yes
- Return Air Duct Present: Yes

17. Exhaust Fan

Exhaust Fan:

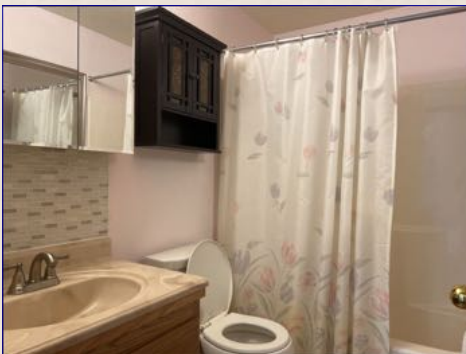
- Yes
- Operable: Yes

Bathroom 2

1. Location

Location:

- First floor bath



Bathroom View



Bathroom View

2. Walls & Ceiling



3. Floor



4. Doors



Bathroom 2 (continued)

5. Cabinets



6. Countertops



Condition:

- Normal counter top wear and tear

7. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- GFCI Installed: Yes
- GFCI Operable: Yes

Observations:

- There are loose receptacles present in the bathroom, which is a potential safety concern. Recommend a licensed electrician repair.



There are loose receptacles present in the bathroom, which is a potential safety concern. Recommend a licensed electrician repair.

8. Sinks



- Faucet leaks: No
- Pipes leak: No

Bathroom 2 (continued)



Faucet operating

9. Bathtubs

- Faucet leak: No
- Pipes leak: Not visible



The Bathtub/Shower operating

10. Showers

- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible

11. Toilet

- Bowl loose: No
- Operable: Yes

12. Shower/Bathtub Area

- Shower/Bathtub Area:
- Fiberglass
 - Caulk/Grout needed: No



13. Drainage/Flow



14. Moisture Stains Present

Moisture Stains:

- No

15. Heat Source Present

Heat Source:

- Yes
- Return Air Duct Present: Yes

16. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes

Primary Bedroom

1. Location

Bedroom View



Bedroom View



Bedroom View

2. Walls & Ceiling

Walls & Ceiling:

- Typical cracks



Observations:

- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

3. Floor**4. Door**

5. Window(s)



Windows:

- Evidence of leaking insulated glass

6. Bedroom Egress



Egress:

- Egress restricted: No

7. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles

Observations:

- There are loose receptacles present in the bedroom, which is a potential safety concern. Recommend a licensed electrician repair.



Multi-tap electrical receptacles present in the bedroom. Multi-tap receptacles can cause an overloaded circuit and possible damage, which is a safety concern. Recommend a licensed electrician repair.



There are loose receptacles present in the bedroom, which is a potential safety concern. Recommend a licensed electrician repair.

8. Heating Source Present

Heating Source:

- Yes
- Return Air Duct Present: Yes

Bedroom 2

1. Location



Bedroom View



Bedroom View



Bedroom View

2. Walls & Ceiling



3. Floor



4. Door



5. Window(s)



6. Bedroom Egress



Egress:
• Egress restricted: No

7. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles

Observations:

- There are loose receptacles present in the bedroom, which is a potential safety concern. Recommend a licensed electrician repair.



There are loose receptacles present in the bedroom, which is a potential safety concern. Recommend a licensed electrician repair.

8. Heating Source Present

Heating Source:

- Yes
- Return Air Duct Present: Yes

Bedroom 3

1. Location



Bedroom View



Bedroom View



Bedroom View

Bedroom 3 (continued)

2. Walls & Ceiling



3. Floor



4. Door



5. Window(s)



6. Bedroom Egress



Egress:

- Egress restricted: No

7. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles

Observations:

- There are loose receptacles present in the bedroom, which is a potential safety concern. Recommend a licensed electrician repair.

Bedroom 3 (continued)



There are loose receptacles present in the bedroom, which is a potential safety concern. Recommend a licensed electrician repair.



Multi-tap electrical receptacles present in the bedroom. Multi-tap receptacles can cause an overloaded circuit and possible damage, which is a safety concern. Recommend a licensed electrician repair.

8. Ceiling Fan



The ceiling fan operating.

9. Heating Source Present

Heating Source:

- Yes
- Return Air Duct Present: No



There appeared to be no return air duct on the wall or under the door. This may affect the efficiency of the heating/cooling system in the room. Consult a professional HVAC contractor as needed.

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors present in all bedrooms? No
- Smoke detectors present outside bedrooms? Yes

Observations:

• Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

• Not all bedrooms had smoke detectors installed, which is a potential safety concern. It is recommended that smoke detectors be installed in the following locations per the manufacturers instructions:

On the ceiling or wall outside each separate sleeping area in the vicinity of bedrooms;

In each bedroom, as most fires occur during sleeping hours;

In the basement, preferably on the ceiling near the basement stairs;

In the garage, due to all the combustible materials commonly stored there;

and/or in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.



The Great Room



Hallway



Hallway

Electric - Main Panel

1. Main Panel General



The main electrical service panel



The main electrical service panel



The main electrical service panel

Electric - Main Panel (continued)

2. Location

Location:
• Garage

3. Adequate Clearance To Panel

• Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Amperage/Voltage:
• 200a
• 120/240v

5. Breakers/Fuses

• Breakers/Fuses: Breakers

6. Appears Grounded

• Appears Grounded: Yes

7. GFCI/AFCI Breaker

• GFCI breaker installed: No
• **AFCI** breaker installed: No

8. Main Wire

Main Wire:
• Aluminum



9. Branch Wire

Type:
• Copper
• Romex





Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPRV	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.