

Home Inspection Report



12345 124th st, Your Town, WA 98777

Inspection Date:

Sunday, December 13, 2015

Prepared For:

New Home Owner

Prepared By:

Starr Quality Home Inspections LLC.

7335 39th PL NE

Marysville, WA 98279

4255122757

steve@starrhomeinspections.com

Report Number:

122515

Inspector:

Steve Starr

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

GFCI missing on exterior receptacles . Recommend repair

Deferred Cost Items

Improvement Items

Siding was in need of normal painting / staining maintenance, recommend painting/staining

Fencing was in need of maintenance repairs.

Back steps porch steps are missing flashing between steps and siding.

Items To Monitor

Report Overview

House in Perspective

Well Built/Maintained

Scope of Inspection

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

Visual Inspection Only

Main Entrance Faces

West

State of Occupancy

Occupied

Fully furnished

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Wet

Receipt/Invoice

Starr Quality Home Inspections LLC.
7335 39th PL NE
Marysville, WA 98279
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12345 124th st
Your Town, WA 98777

Date: Sun. Dec. 13, 2015 12:30

Inspection Number: 122515

Inspected By: Steve Starr

Client: New Home Owner

Inspection	Fee
Home Inspection	\$395.00
Total	\$395.00

Grounds

Service Walks

Material ☒ Concrete
Condition ☒ Satisfactory ☒ Typical cracks

Driveway/Parking

Material ☒ Concrete
Condition ☒ Satisfactory ☒ Settling Cracks

Porch

Condition ☒ Satisfactory
Support Pier ☒ Concrete
Floor ☒ Satisfactory

Patio

Material ☒ Concrete
Condition ☒ Satisfactory
Photos



typical settling cracks. Missing flashing. recommend repair

Fence/Wall

Type ☒ Wood
Condition ☒ Marginal
Gate ☒ Satisfactory
Comments Fencing was in need of maintenance repairs.

Photos

Wood in contact with soil in multiple locations of fence. Conductive conditions to wood rot. Recommend repair

Landscaping affecting foundation

☒ N/A

Hose bibs

Condition ☒ Satisfactory

Operable ☒ Yes

Comments 60 PSI

Recommend winterizing if hose bibs will not be in use during winter months.

Photos

Roof

General

Visibility ☒ All
Inspected From ☒ Roof

Style of Roof

Type ☒ Gable
Pitch ☒ Medium
Roof #1 Type:
 Asphalt
 Layers:
 1 Layer
 Age:
 1-5+
Roof #2 Type:
 Asphalt
 Layers:
 1 Layer
 Age:
 1-5+
Roof #3 ☒ None

Ventilation System

Type ☒ Soffit ☒ Ridge ☒ Gable

Flashing

Material ☒ Galv/Alum
Condition ☒ Satisfactory

Valleys

Material ☒ Asphalt
Condition ☒ Satisfactory

Condition of Roof Coverings

Roof #1 ☒ Satisfactory
Roof #2 ☒ Satisfactory
Comments Roof was showing normal wear, but was in overall adequate condition.

Skylights

☒ N/A

Plumbing Vents

Condition ☒ Satisfactory

Exterior

Chimney(s)

Location(s) East
Viewed From ☒ Roof
Rain Cap/Spark Arrestor ☒ Yes
Chase ☒ Metal
Evidence of ☒ No apparent defects
Flue ☒ Metal
Evidence of ☒ No apparent defects
Condition ☒ Satisfactory

Gutters/Scuppers/Eavestrough

Condition ☒ Satisfactory ☐ Needs to be cleaned
Material ☒ Galvanized/Aluminum
Leaking ☒ No apparent leaks
Attachment ☒ Satisfactory
Extension needed ☒ N/A

Siding

Material ☒ Fiberboard
Condition ☒ Marginal ☐ Recommend repair/painting
Comments Siding is in satisfactory condition, but needs painting in 1 area as noted in photo.
Photos



Trim

Material ☒ Wood
Condition ☒ Satisfactory

Soffit

Material ☒ Wood
Condition ☒ Satisfactory

Fascia

Material ☒ Wood
Condition ☒ Satisfactory

Flashing

Material ☒ Aluminum/Steel
Condition ☒ Satisfactory

Caulking

Condition ☒ Satisfactory

Exterior

Windows/Screens

Condition ☒ Satisfactory
Material ☒ Aluminum/Vinyl clad
Screens ☒ Satisfactory

Storms Windows

☒ None ☒ Not installed

Slab-On-Grade/Foundation

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

Photos



Typical shrinkage cracks in multiple locations on foundation.

Service Entry

Location ☒ Underground
Condition ☒ Satisfactory
Exterior receptacles ☒ Yes Operable: ☒ Yes ☐ No
GFCI present ☒ No ☒ Safety Hazard ☒ Recommend GFCI Receptacles

Building(s) Exterior Wall Construction

Type ☒ Not Visible
Condition ☒ Not Visible

Exterior Doors

Main Entrance Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Patio Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Rear door ☒ N/A
Other door Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Garage/Carport

Type

Type ☒ Attached ☒ 2-Car

Comments 2-car

Automatic Opener

Operation ☒ Operable

Comments Tested using wall mount door opener and manually.

Safety Reverse

Operation ☒ Operable ☒ Photo eyes and pressure reverse tested

Roofing

Material ☒ Same as house

Gutters/Eavestrough

Condition ☒ Satisfactory

Siding

Material ☒ Same as house

Condition ☒ Satisfactory

Trim

Material ☒ Same as house

Condition ☒ Satisfactory

Floor

Material ☒ Concrete

Condition ☒ Satisfactory

Source of Ignition within 18" of the floor ☒ No

Sill Plates

☒ Not Visible

Type ☒ Floor level

Overhead Door(s)

Material ☒ Metal

Condition ☒ Satisfactory

Recommend Priming/Painting Inside & Edges ☒ No

Exterior Service Door

☒ None

Electrical Receptacles

☒ Yes Operable: ☒ Yes ☐ No

Reverse polarity ☒ No

Open ground ☒ No

GFCI Present ☒ Yes Operable: ☒ Yes ☐ No

Fire Separation Walls & Ceiling

☒ Present

Condition ☒ Satisfactory

Moisture Stains Present ☒ No

Typical Cracks ☒ No

Fire door ☒ Satisfactory

Self closure ☒ Satisfactory

Kitchen

Countertops

Condition ☒ Satisfactory

Cabinets

Condition ☒ Satisfactory

Plumbing

Faucet Leaks ☒ No

Pipes leak/corroded ☒ No

Sink/Faucet ☒ Satisfactory

Functional drainage ☒ Satisfactory

Functional flow ☒ Satisfactory

Walls & Ceiling

Condition ☒ Satisfactory

Heating/Cooling Source

☒ Yes

Floor

Condition ☒ Satisfactory ☒ Squeaks

Appliances

Disposal Operable: ☒ Yes ☐ No

Oven Operable: ☒ Yes ☐ No

Range Operable: ☒ Yes ☐ No

Dishwasher Operable: ☒ Yes ☐ No

Trash Compactor ☒ N/A

Exhaust fan Operable: ☒ Yes ☐ No

Refrigerator Operable: ☒ Yes ☐ No

Microwave Operable: ☒ Yes ☐ No

Other : N/A Operable: ☐ Yes ☒ No

Dishwasher airgap ☒ Yes

Dishwasher drain line looped ☒ Yes

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity: ☒ No

Laundry Room

Laundry

Laundry sink ☒ N/A
Faucet leaks ☒ No
Pipes leak ☒ No
Cross connections ☒ No
Heat source present ☒ Yes
Room vented ☒ Yes
Dryer vented ☒ Wall
Electrical Open ground/reverse polarity: ☐ Yes ☒ No
GFCI present ☒ Yes Operable: ☒ Yes ☐ No
Appliances ☒ Washer ☒ Dryer
Washer hook-up lines/valves ☒ Satisfactory
Gas shut-off valve ☒ N/A

Bathroom

Bath

Location First floor half bath
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Tubs ☒ N/A
Showers ☒ N/A
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No
Whirlpool ☒ No
Shower/Tub area ☒ N/A
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Satisfactory
Window ☒ None
Receptacles present ☒ Yes Operable: ☒ Yes ☐ No
GFCI ☒ Yes Operable: ☒ Yes ☐ No
Open ground/Reverse polarity ☒ No
Heat source present ☒ No
Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Bathroom (1)

Bath

Location Master bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Whirlpool ☒ No ☒ Not tested

Shower/Tub area ☒ Fiberglass Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting needed: ☐ Yes ☒ No

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ Satisfactory

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Bath 1

Location Second floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Whirlpool ☒ No ☒ Not tested

Shower/Tub area ☒ Fiberglass Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting needed: ☐ Yes ☒ No

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ Satisfactory

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Room

Room

Location First floor
 NE
Type FAMILY ROOM
Walls & Ceiling ☒ Satisfactory
Moisture stains ☒ No
Floor ☒ Satisfactory ☒ Squeaks
Ceiling fan ☒ Satisfactory
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
 Open ground/Reverse polarity: ☐ Yes ☒ No
Heating source present ☒ Yes
Bedroom Egress restricted ☒ N/A
Doors ☒ None
Windows ☒ Satisfactory

Room (2)

Room

Location Second floor
 NE
Type MASTER BEDROOM
Walls & Ceiling ☒ Satisfactory
Moisture stains ☒ No
Floor ☒ Satisfactory ☒ Squeaks
Ceiling fan ☒ None
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
 Open ground/Reverse polarity: ☐ Yes ☒ No
Heating source present ☒ Yes
Bedroom Egress restricted ☒ No
Doors ☒ Satisfactory
Windows ☒ Satisfactory

Room (3)

Room

Location Second floor
 NE
Type BEDROOM
Walls & Ceiling ☒ Satisfactory
Moisture stains ☒ No
Floor ☒ Satisfactory
Ceiling fan ☒ None
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
 Open ground/Reverse polarity: ☐ Yes ☒ No
Heating source present ☒ Yes
Bedroom Egress restricted ☒ No
Doors ☒ Satisfactory
Windows ☒ Satisfactory

Room 1

Location Second floor
 NE
Type BEDROOM
Walls & Ceiling ☒ Satisfactory
Moisture stains ☒ No
Floor ☒ Satisfactory
Ceiling fan ☒ None
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
 Open ground/Reverse polarity: ☐ Yes ☒ No
Heating source present ☒ Yes
Bedroom Egress restricted ☒ No
Doors ☒ Satisfactory
Windows ☒ Satisfactory

Room (4)

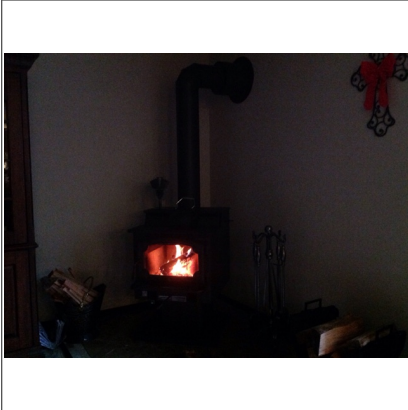
Room

Location Second floor
 SE
Type BEDROOM
Walls & Ceiling ☒ Satisfactory
Moisture stains ☒ No
Floor ☒ Satisfactory ☒ Squeaks
Ceiling fan ☒ None
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☐ Yes ☐ No ☒ Operable
 Open ground/Reverse polarity: ☐ Yes ☒ No
Heating source present ☒ Yes
Bedroom Egress restricted ☒ No
Doors ☒ Satisfactory
Windows ☒ Satisfactory

Interior

Fireplace

Location(s) Family room
Type ☒ Wood
Material ☒ Metal (pre-fabricated)
Miscellaneous Damper operable: ☒ Yes ☐ No
Damper modified for gas operation ☒ No
Hearth extension adequate ☒ Yes
Mantel ☒ N/A
Physical condition ☒ Satisfactory
Comments Flue could not be examined so no representation could be made
Photos



Stairs/Steps/Balconies

Condition ☒ Satisfactory
Handrail ☒ Satisfactory
Risers/Treads ☒ Satisfactory

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
CO Detector ☒ Present Operable: ☐ Yes ☐ No ☒ Not tested ☐ Recommend additional

Attic/Structure/Framing/Insulation

Access ☒ Scuttlehole/Hatch
Inspected from ☒ Access panel
Location ☒ Hallway
Flooring ☒ None
Insulation ☒ Fiberglass ☒ Loose
Installed in ☒ Between ceiling joists
Vapor barriers ☒ Not Visible
Ventilation ☒ Ventilation appears adequate
Fans exhausted to Attic: ☒ Yes ☐ No ☐ Recommend repair Outside: ☒ Yes ☐ No
HVAC Duct ☒ N/A
Chimney chase ☒ N/A
Structural problems observed ☒ No
Roof structure ☒ Trusses
Ceiling joists ☒ Wood
Sheathing ☒ OSB
Evidence of condensation ☒ No
Evidence of moisture ☒ No
Evidence of leaking ☒ No
Firewall between units ☒ N/A
Electrical ☒ No apparent defects

Crawl Space

Crawl space

Type ☒ Full crawlspace
Conditioned (heated/cooled) ☒ No

Access

Location ☒ Exterior
Inspected from ☒ In the crawl space

Foundation walls

Condition ☒ Satisfactory
Material ☒ Poured concrete

Floor

Material ☒ Gravel ☒ Dirt
Condition ☒ Vapor barrier present

Seismic bolts

Condition ☒ Appear satisfactory

Drainage

Sump pump ☒ No
Standing water ☒ No
Evidence of moisture damage ☒ No

Ventilation

Location ☒ Wall vents
Comments Venting appears adequate

Girders/Beams/Columns

Material ☒ Wood
Condition ☒ Satisfactory

Joists

Material ☒ Wood ☒ 2x10
Condition ☒ Satisfactory

Subfloor

☒ Not Visible
Comments Insulation obstructing view.

Insulation

Type ☒ Fiberglass
Location ☒ Between floor joists

Vapor barrier

Present ☒ Yes
Material ☒ Plastic
Condition ☒ Marginal
Comments Poly sheeting on floor not properly installed.

Plumbing

Water service

Main shut-off location In the garage

Water entry piping ☒ Copper/Galv.

Lead other than solder joints ☒ No

Visible water distribution piping ☒ PEX Plastic

Condition ☒ Satisfactory

Flow ☒ Satisfactory

Pipes Supply/Drain Cross connection: ☐ Yes ☒ No ☐ Safety Hazard ☒ Satisfactory

Drain/Waste/Vent pipe ☒ Galvanized

Condition ☒ Satisfactory

Support/Insulation ☒ N/A

Traps proper P-Type ☒ Yes

Drainage ☒ Satisfactory

Interior fuel storage system ☒ N/A

Fuel line ☒ N/A

Condition ☒ N/A

Main fuel shut-off location

☒ N/A

Water heater #1

General

Brand Name:

Bradford White

Serial #: HK15670032

Capacity:

50

Approx. age:

1-5+

Type ☒ Electric

Combustion air venting present ☒ N/A

Seismic restraints needed ☒ No

Relief valve ☒ Yes Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

Vent pipe ☒ N/A

Condition ☒ Satisfactory

Comments Ground wire missing on water heater, recommend repair.

Photos



Recommend removing items from Water Heater area

Water softener

☒ None

Heating System

Heating system

Unit #1 Brand name:
 All heat is supplied by wall mounted, thermostat controlled heaters in each room, with the exception of a free standing wood stove in the family room. No furnace present.
 Approx. age:
 1-5+
☒ Unknown ☒ **Satisfactory**

Unit #2 ☒ None

Energy source ☒ Electric

Warm air system ☒ Floor/wall furnace

Heat exchanger ☒ N/A

Carbon monoxide ☒ N/A ☒ Not tested

Combustion air venting present ☒ N/A

Controls Disconnect: ☐ Yes ☒ No Gas shut off valve: ☐ Yes ☒ No

Flue piping ☒ N/A

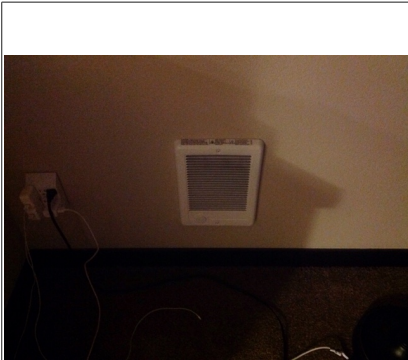
When turned on by thermostat Proper operation: ☐ Yes ☐ No ☒ Not tested

Heat pump ☒ N/A

Sub-slab ducts ☒ N/A

System not operated due to ☒ N/A

Photos



Wall controlled heater

Other systems

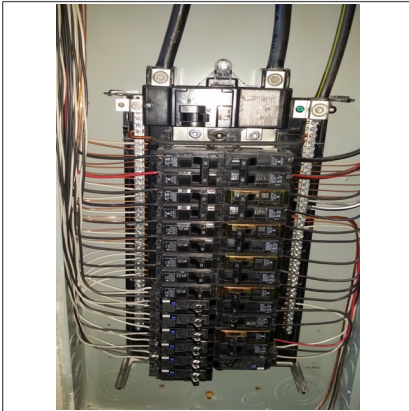
☒ N/A

Type ☒ Solid fuel burning stove

Electric/Cooling System

Main panel

Location Garage
Condition ☒ Satisfactory
Amperage/Voltage ☒ 200a
Adequate Clearance to Panel ☒ Yes
Breakers/Fuses ☒ Breakers
Appears grounded ☒ Yes
GFCI breaker ☒ No
AFCI breaker ☒ Yes Operable: ☐ Yes ☐ No ☒ Not Tested
Main wire ☒ Aluminum
Branch wire condition ☒ Satisfactory ☒ Romex
Branch wire ☒ Copper ☒ Aluminum
Photos



No apparent electrical defects.

Living Room

Living Room

Location First floor
SE

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory ☒ Squeaks

Ceiling fan ☒ None

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

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Dining Room

Dining Room

Location First floor

South

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☐ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ None

Windows ☒ Satisfactory