

V.I. Inspections

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19:55 April 19, 2022

1813 72nd Ct SE



#1 1813 72nd Ct SE, Auburn.



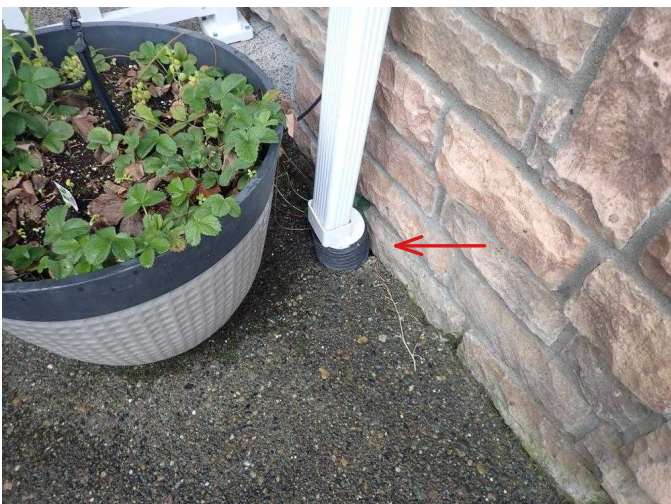
#2 Minor paint peeling in sections of wood trim work.



#3 Minor rot occurring in W wood trim on attached garage exterior.



#4 Minor rot occurring in W wood trim on attached garage exterior.



#5 Plastic corrugated pipe used as leader system has a higher potential for clogging, will need to be maintained.



#6 Ends of knee brace trim work, protruding into weather from soffit areas.

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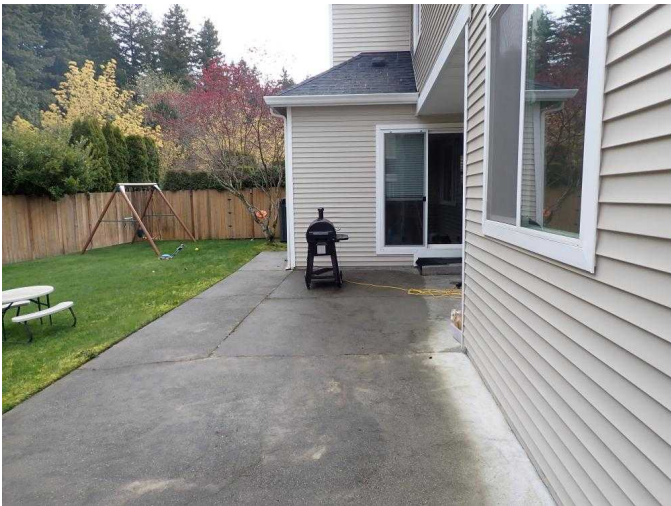
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#7 Some screens are well weathered.



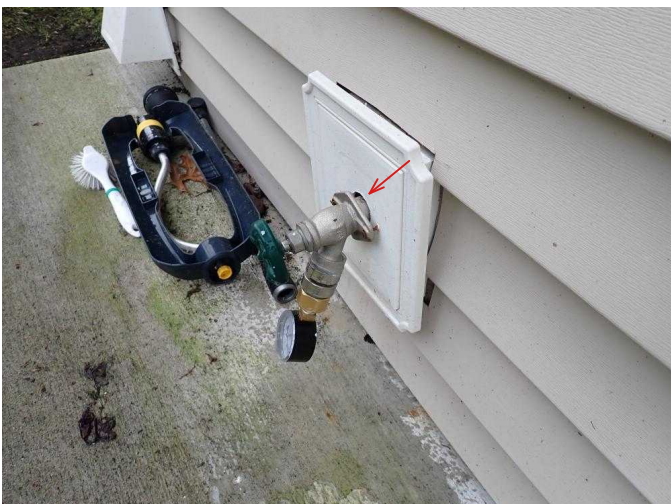
#8 Paint peeling in upper W soffit material.



#9 Patio.



#10 Minor cracks in N patio surface are present with minor settling.



#11 N hose bib is loose on install, needs tightening.



#12 Water pressure tested at 60 psi.

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#13 Moderate moss build up on roof, moss appears to have been treated.



#14 Tree in contact with lower N roof needs to be trimmed back.



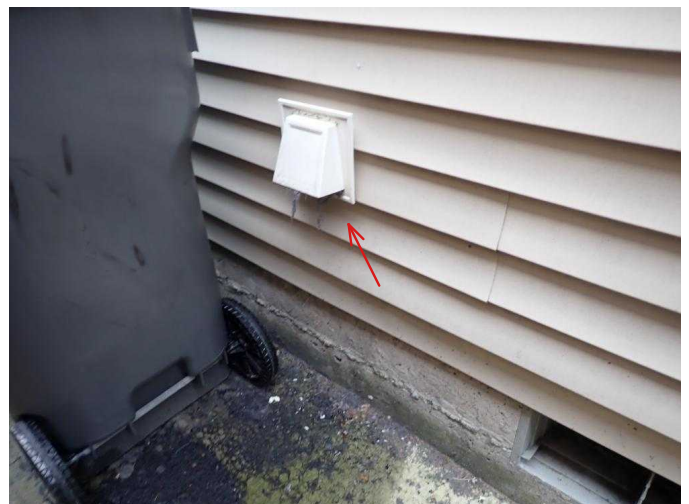
#15 Support pad for heat pump exterior unit is not level, exterior unit needs to be level to reduce stress load on



#16 Minor buckling in lower E siding.



#17 Moderate dent in E gutter system.



#18 Dryer vent needs to be cleaned.

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#19 Rot occurring in attached garage door trim where in contact with cement.



#20 Gas main shut off valve at meter located on the E side of the house.



#21 Exterior sections of gas lines are rusty.



#22 Minor paint peeling in wood trim system.



#23 Water behind E end of attached garage gutter indicates roof water is getting between gutter and garage fascia board.



#24 Minor paint peeling in lower fascia tails.

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#25 Lower vinyl J-track on E side of front porch door is bent.



#26 Minor paint peeling in wood trim system.



#27 Roof is moderately worn with small sections of fiberglass mesh exposed.



#28 Minor paint peeling in wood trim system.



#29 Roof is moderately worn with small sections of fiberglass mesh exposed.



#30 Paint peeling in lower fascia tails.

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#31 Exterior section of furnace flue starting to rust and will need to be replaced in next 5 years.



#32 Minor cracking in ridge cap material.



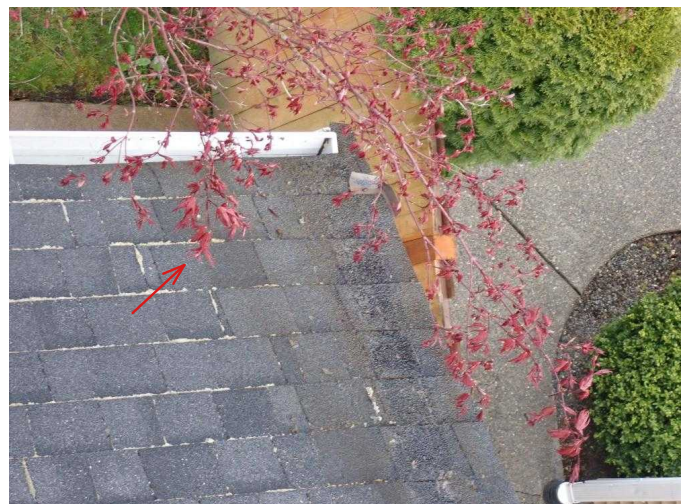
#33 NE safety anchor is missing weather cover on roof.



#34 Nail pop in NE ridge cap shingle.



#35 Moss build up on roof.



#36 Tree in contact with lower N roof needs to be trimmed back.

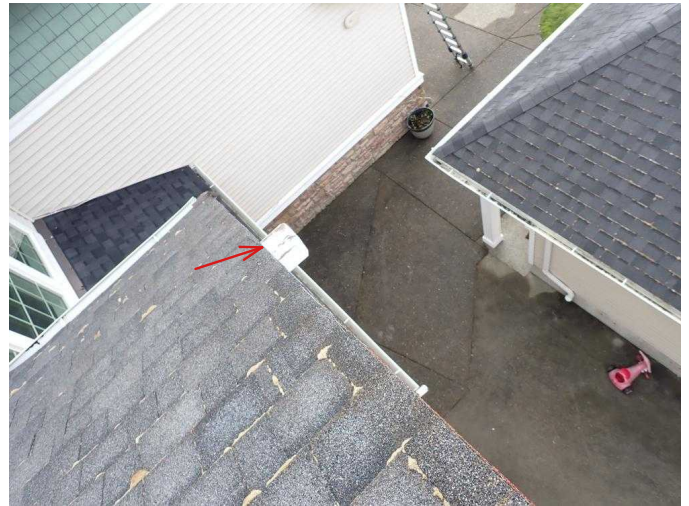
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#37 Moderate wear in roof system.



#38 Paint is well worn on upper sides of knee braces.



#39 Detached garage.



#40 Minor paint peeling in wood trim work.



#41 Detached garage roof.



#42 Minor moss build up on roof surface, moss appears to have been treated.

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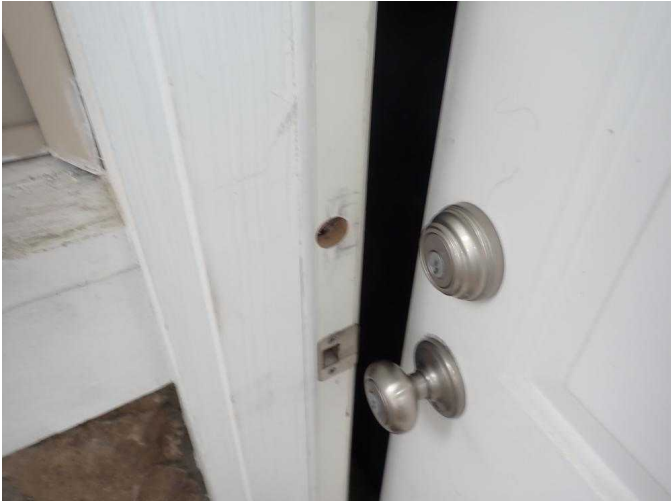
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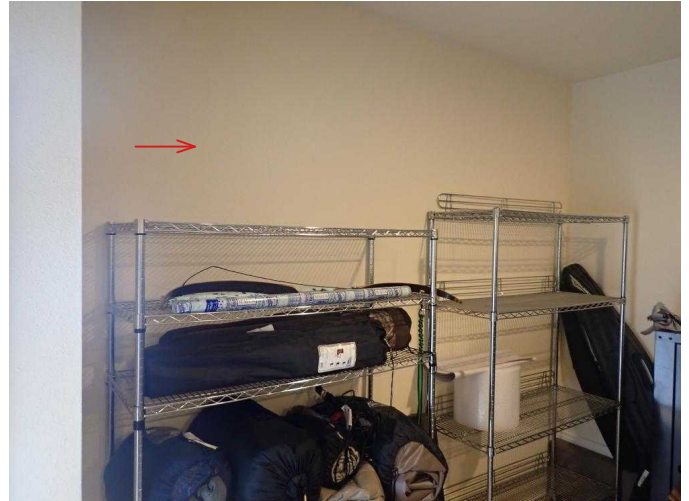
#43 Roof is moderately worn with small sections of fiberglass mesh exposed.



#44 Auto door is currently not usable.



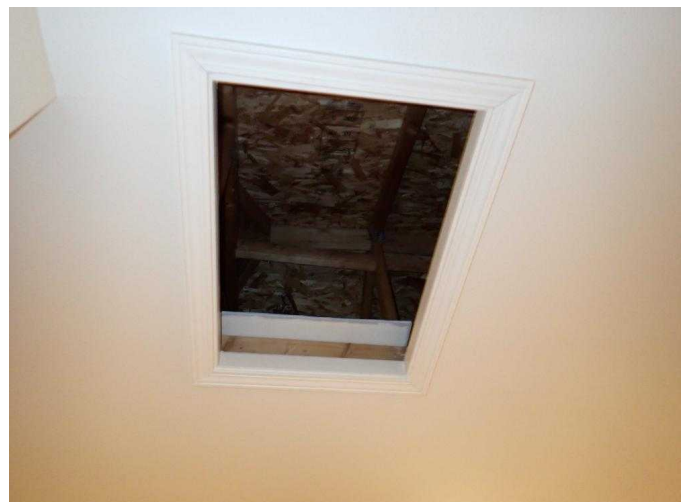
#45 Strike plate for deadbolt is not installed.



#46 Auto door is currently not usable.



#47 Secondary electric panel located in detached garage.



#48 Detached garage attic access.

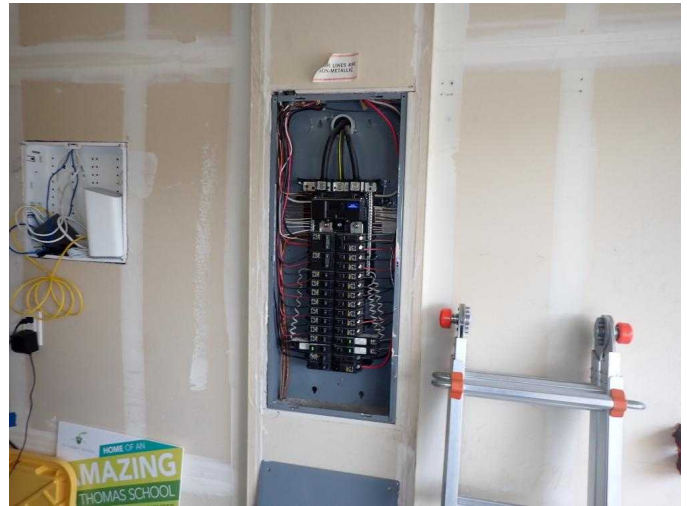
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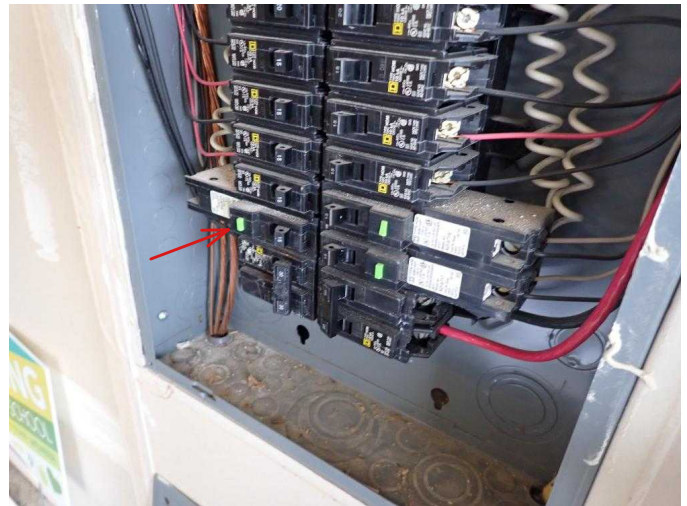
#49 Detached garage attic.



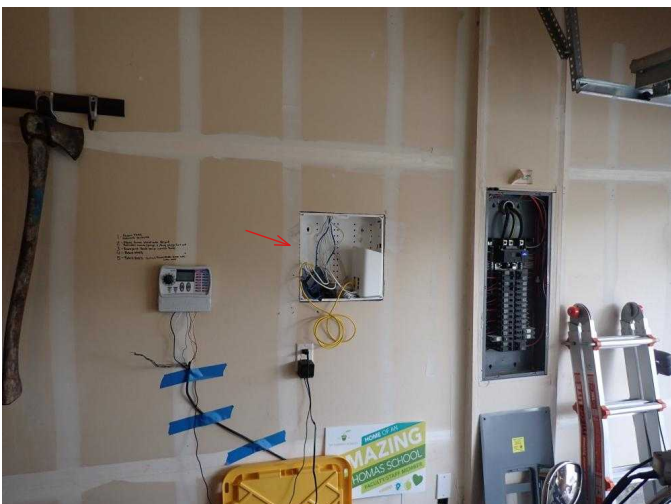
#50 Main electric panel located in attached garage.



#51 Foundation ground located in garage.



#52 Recommend branch feeder type AFCI breakers be updated to combination type in main panel.



#53 Low voltage systems are outside scope of regular home inspection, not inspected.



#54 Outlet cover plate broken in garage, should be replaced.

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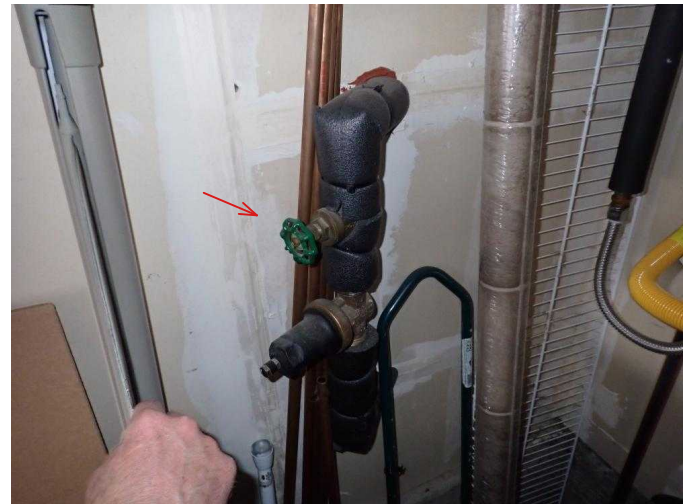
#55 Furnace and water hear located in garage.



#56 Furnace service record.



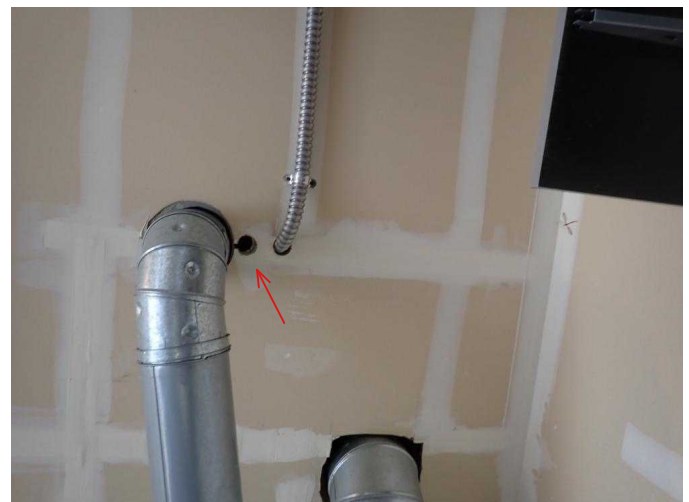
#57 Timer for whole house fan located on furnace.



#58 Water main shut off valve located in garage.



#59 All open holes and gaps in ceiling need to be sealed against fire intrusion if a vehicle is to be parked in the garage.

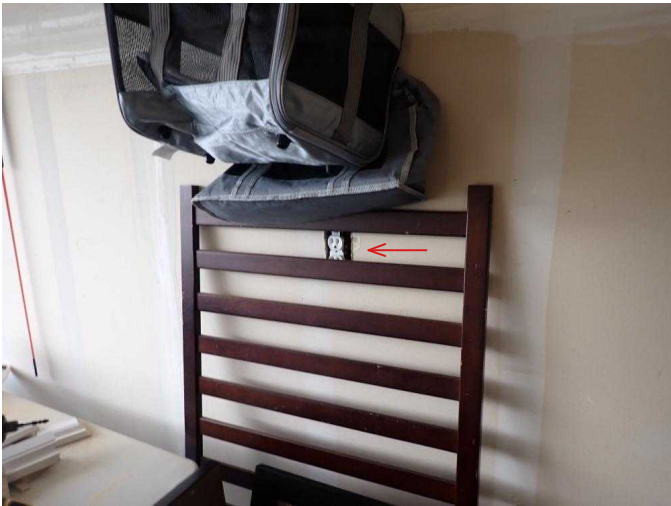


#60 All open holes and gaps in ceiling need to be sealed against fire intrusion if a vehicle is to be parked in the garage.

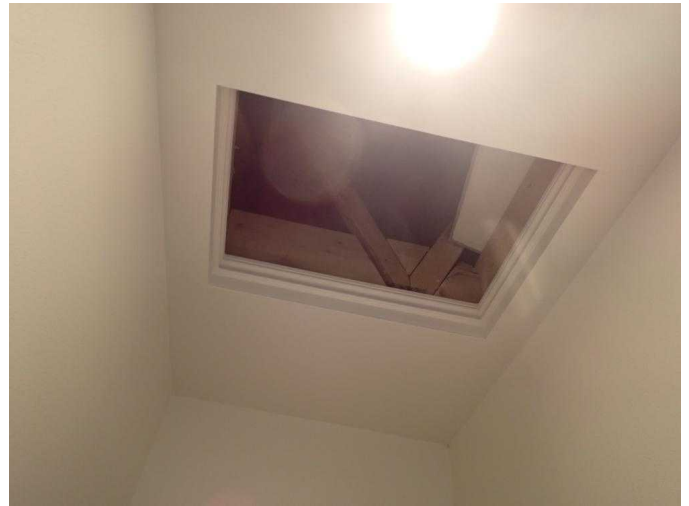
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#61 W cover plate missing in garage, should be replaced.



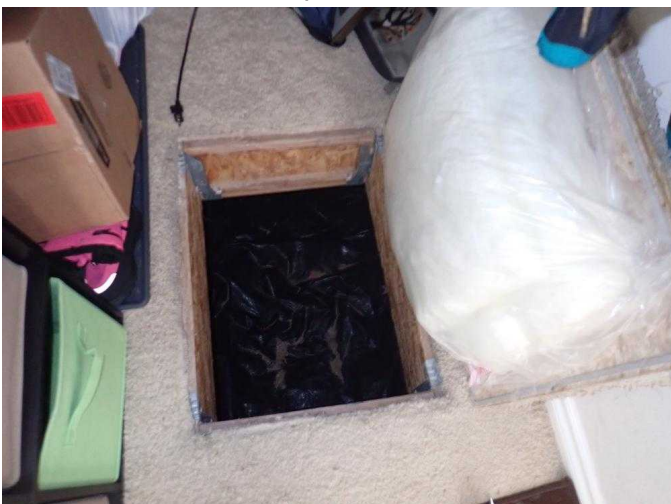
#62 Main attic access hatch.



#63 Minor rot and staining in 2X4 truss system and sheathing material at NE safety anchor, visible in attic.



#64 Main attic.



#65 Crawl space access hatch.



#66 All construction debris in crawl space should be removed.

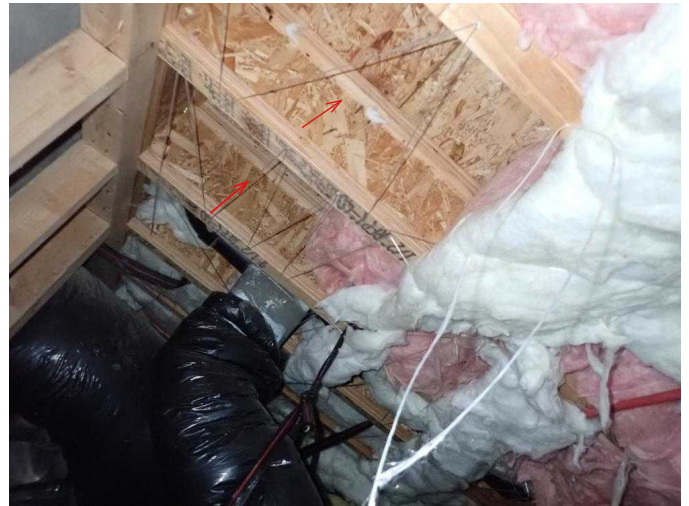
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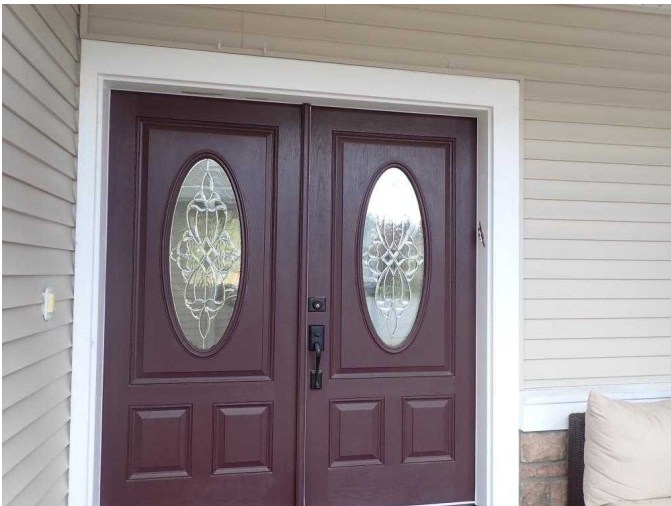
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#67 All construction debris in crawl space should be removed.



#68 Small sections of insulation missing from under pantry, reduced thermal efficiency.



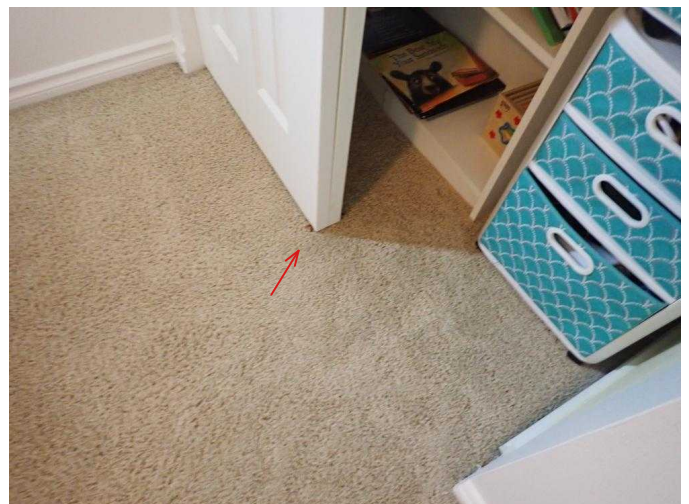
#69 Interior.



#70 Window seals are blown in dining room.



#71 Minor staining in first floor bedroom carpet.

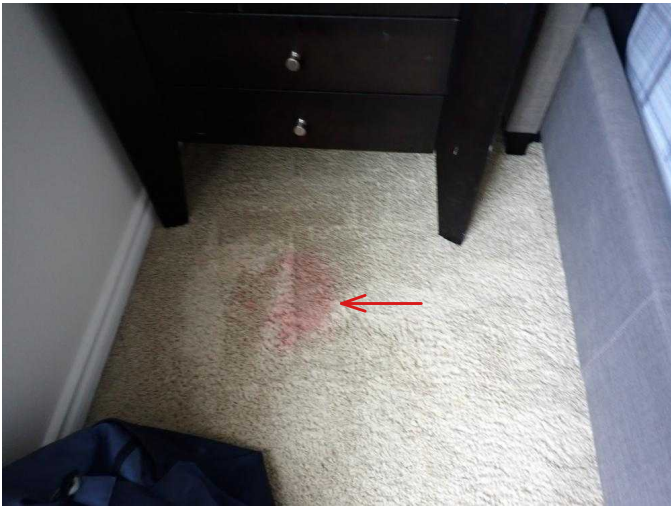


#72 Example of broken floor guides for bedroom closets.

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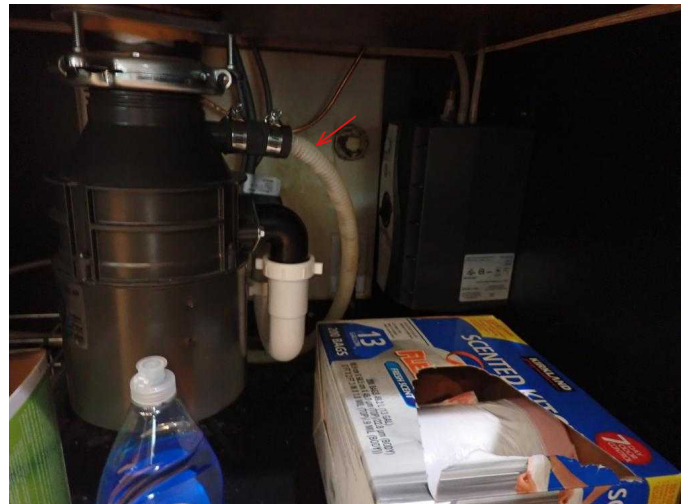
#73 Minor staining in N bedroom carpet.



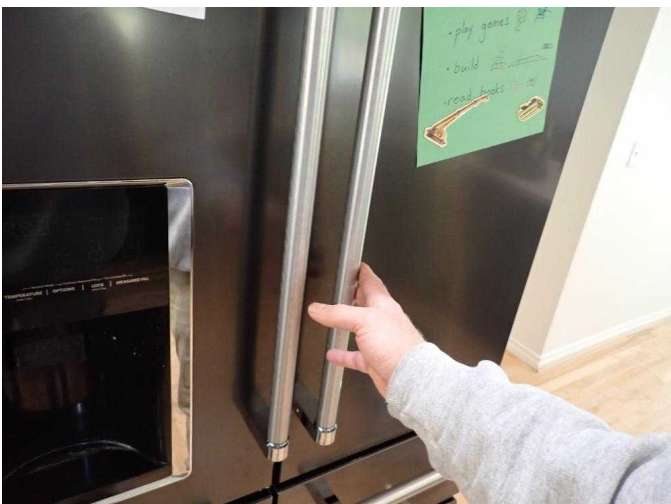
#74 Buckling present in master bedroom carpet.



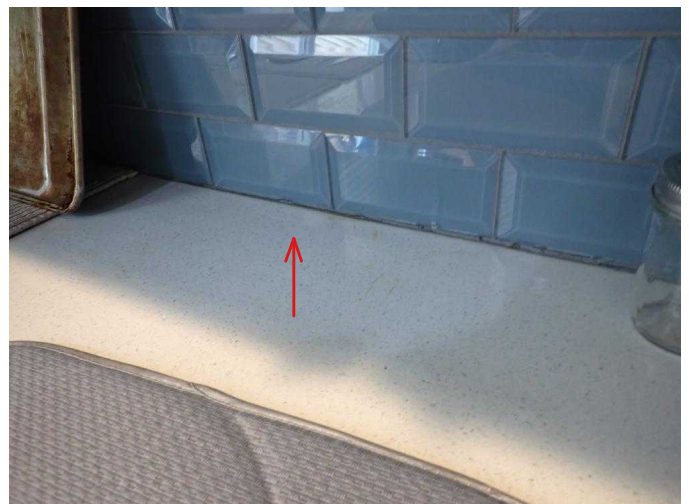
#75 Glass needs cleaning. Only use gas fireplace glass cleaner.



#76 No air gap or high loop present for dishwasher.



#77 Refridgerator handle loose on install.



#78 Caulking at counter/back splash junction needs to be redone in kitchen.

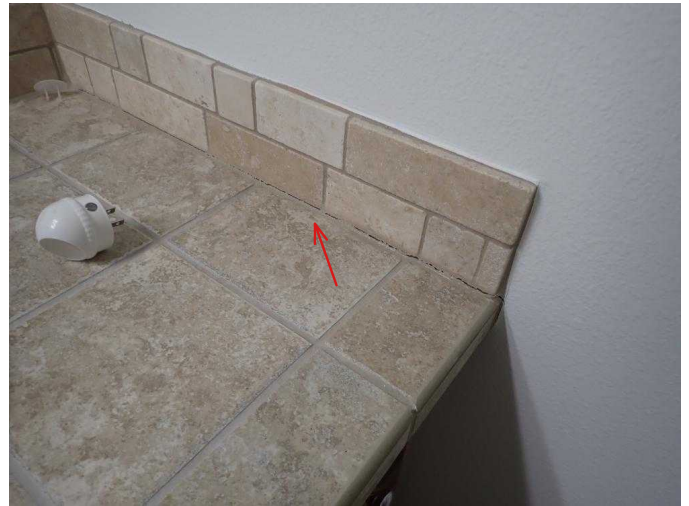
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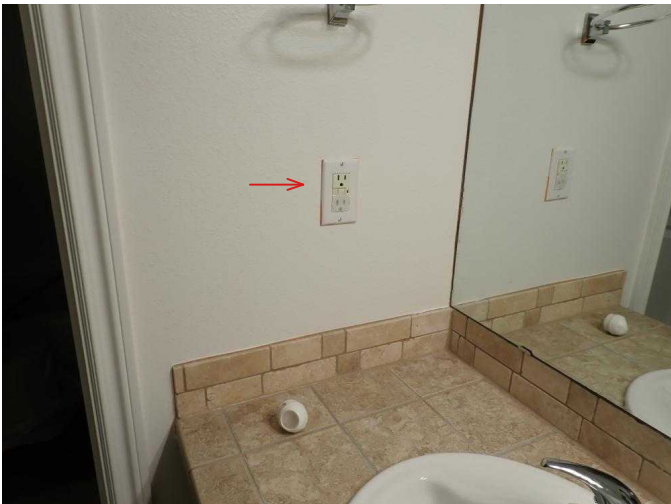
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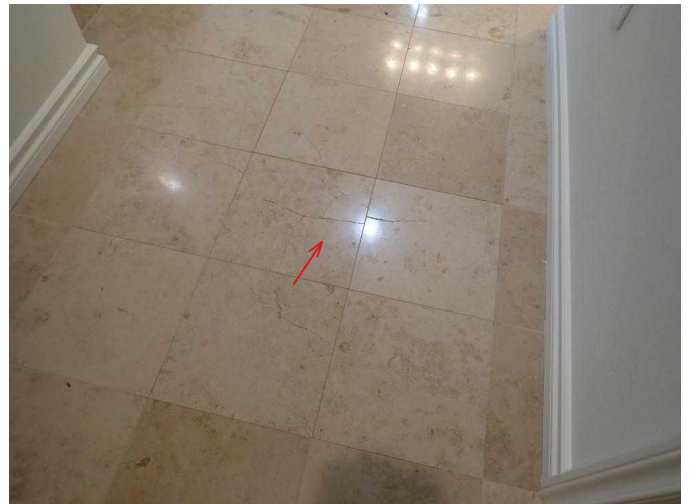
#79 Minor buckling in second floor hallway carpet. (added)



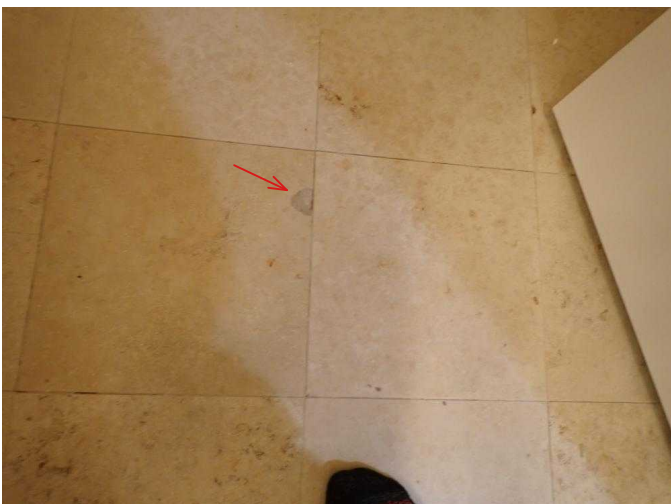
#80 Caulking needs to be redone at counter/back splash junction in second floor hall bathroom.



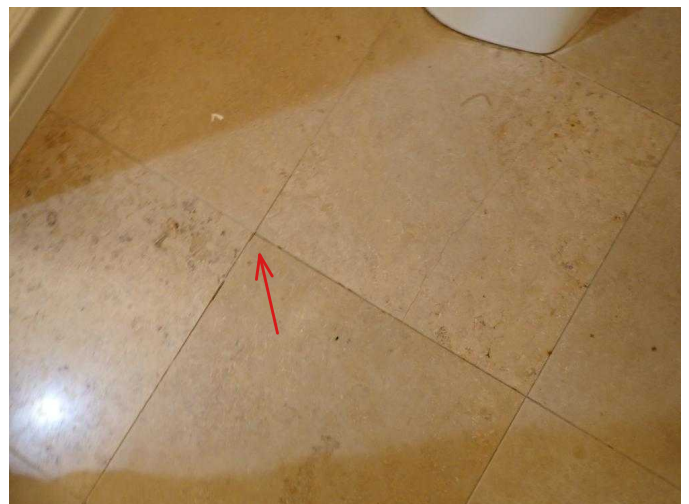
#81 GFCI reset outlet in second floor hall bathroom is the control outlet for all bathrooms.



#82 Loose/cracked tiles in hallway into bathroom and in toilet closet in master bathroom.



#83 Moderate chip in tile in master bathroom toilet room.



#84 Sections of grout missing in front of toilet in master bathroom.

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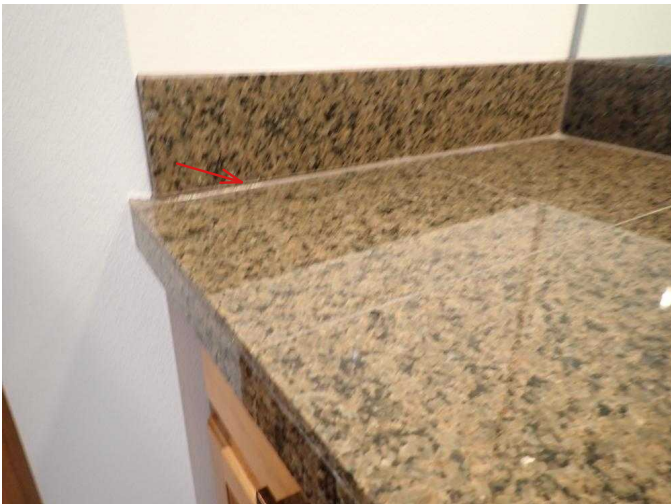
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#85 Sections of grout missing in front of shower in master bathroom.



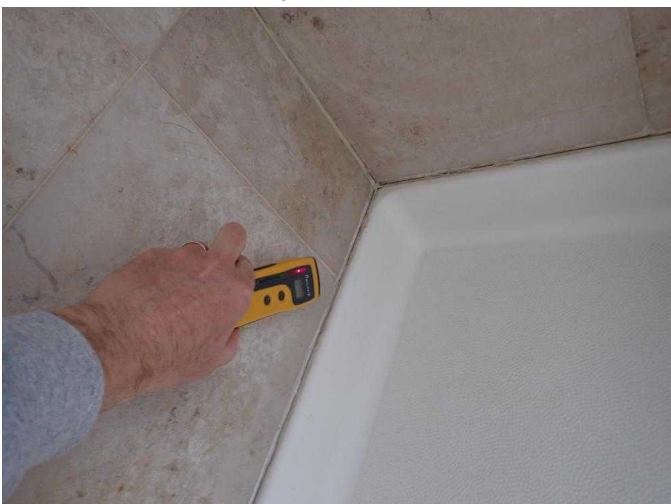
#86 Caulking needs to be redone at floor/tub junction in master bathroom.



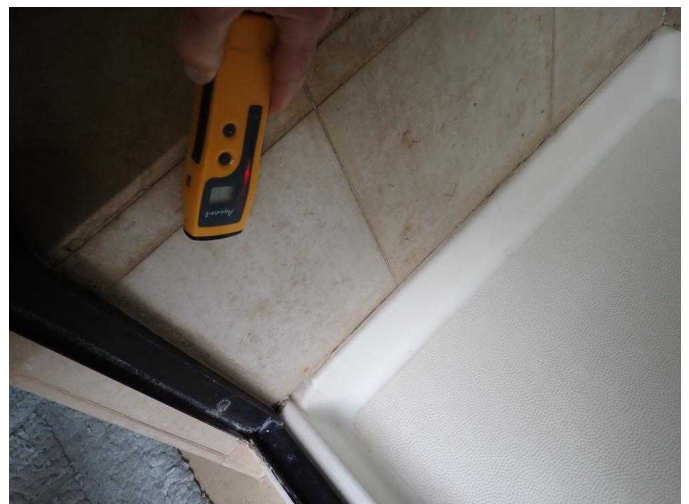
#87 Caulking needs to be redone at counter/back splash junction.



#88 Small sections in grout missing in front edge of shower seat in master bathroom.



#89 High moisture reading in lower row of tile surround.



#90 High moisture reading tile under shower seat.

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#91 Caulking needs to be redone at pan/surround junction in master bathroom shower.



#92 Cosmetic crack in wall material next to master shower.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 1813 72nd Ct SE.
City: Auburn. State: WA. Zip: 98092
Contact Name: Leah Davidson, April Rauch.

Client Information

Client Name: Evan Smith, Rachel Donnelley Smith.

Inspection Company

Inspector Name Brandal Gehr
Company Name V.I. Inspections
Inspector: Brandal Gehr WA St Lic #247
Phone: 206-227-2086
Email: brandal@viinspections.com
Amount Received: \$835.00

Conditions

Others Present: Home Owner. Property Occupied: Occupied.
Estimated Age: 2007. Entrance Faces: South.
Inspection Date: 04/19/2022
Start Time: 9:00 am. End Time: 12:00 pm.
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature: 40's.

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General Information (Continued)

Weather: Partly cloudy. Soil Conditions: Wet.

Space Below Grade: Crawl Space.

Building Type: Single family. Garage: Detached, Attached.

Water Source: City. How Verified: Multiple Listing Service.

Sewage Disposal: City. How Verified: Multiple Listing Service.

Additions/Modifications N/A

Permits Obtained N/A How Verified: N/A

Lots and Grounds

A N P N I M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete.
2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete.
3. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Concrete.
4. ☒ ☐ ☐ ☐ ☐ Porch: Concrete.
5. ☒ ☐ ☐ ☐ ☐ Patio: Concrete. Minor cracks with minor settling present in N patio surface.
6. ☒ ☐ ☐ ☐ ☐ Grading: Minor slope.
7. ☒ ☐ ☐ ☐ ☐ Swale: Adequate slope and depth for drainage.
8. ☐ ☐ ☐ ☒ ☐ Vegetation: Lawn, shrubs, trees. Tree in contact with lower N roof needs to be trimmed back. Vegetation will need to be maintained away from house as it grows.
9. ☒ ☐ ☐ ☐ ☐ Exterior Surface Drain: Surface drain.
10. ☒ ☐ ☐ ☐ ☐ Fences: Wood.
11. ☐ ☐ ☒ ☐ ☐ Lawn Sprinklers: Front yard only. Yard sprinkler systems are outside of the scope of home inspection, not inspected. Recommend qualified irrigation control company evaluate system.

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Exterior

A NPNI M D

Whole structure. Exterior Surface

1. ☒☐☐☐☐ **Type:** Vinyl siding, Stone veneer. Lower vinyl J-track on E side of front porch door is bent.
Minor buckling in lower E siding.
Recommend qualified contractor evaluate and estimate repairs.
2. ☐☐☐☒☐ **Trim:** Vinyl, Wood. Minor rot occurring in W wood trim on attached garage exterior.
Rot occurring in attached garage door trim where in contact with cement.
Minor paint peeling in wood trim system, should be prepped and resealed against moisture intrusion.
Paint is well worn on upper sides of knee braces, should be resealed against moisture intrusion.
Recommend qualified contractor evaluate and estimate repairs.
Ends of knee brace trim work, protruding into weather from soffit areas, need to be maintained against moisture intrusion. Either paint needs to be maintained and/or metal flashing installed to prevent water intrusion into wood product.
3. ☒☐☐☐☐ **Fascia:** Wood. Minor paint peeling in lower fascia tails, need prepped and resealed against moisture intrusion.
A qualified contractor is recommended to evaluate and estimate cost.
4. ☒☐☐☐☐ **Soffits:** Wood. Minor paint peeling in W soffits, should be prepped and resealed against moisture intrusion.
5. ☒☐☐☐☐ **Door Bell:** Hard wired.
6. ☒☐☐☐☐ **Entry Doors:** Fiberglass/glass.
7. ☒☐☐☐☐ **Patio Door:** Vinyl sliding.
8. ☒☐☐☐☐ **Windows:** Vinyl frame.
9. ☒☐☐☐☐ **Window Screens:** Vinyl mesh. Some screens are well weathered.
10. ☒☐☐☐☐ **Exterior Lighting:** Surface mount.
11. ☒☐☐☐☐ **Exterior Electric Outlets:** 120 GFCI.
12. ☒☐☐☐☐ **Hose Bibs:** Gate. N hose bib is loose on install, needs tightening.
Remember to protect hose bibs against freezing in winter months.
13. ☒☐☐☐☐ **Gas Meter:** Exterior surface mount at E side of home.
14. ☒☐☐☐☐ **Main Gas Valve:** Located at gas meter.

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Roof

A NPNI M D

Main. Roof Surface

1. Method of Inspection: On roof.
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%
3. ☐ ☐ ☐ ☒ ☐ Material: Asphalt shingle. One nail pop in NE ridge, potential leak spot, needs to be reset and sealed against moisture intrusion.
Moderate moss build up on roof, moss appears to have been treated. Moss build up should be removed and moss will need to be maintained off of roof surface. Pressure washing is not recommended for any type of roof surface.
Roof is moderately worn with small sections of fiberglass mesh exposed, wear is consistent with age of roof.
Minor cracking in ridge cap material.
Wear in roof material indicates roof is in latter third of normal life span.
A qualified roofing contractor is recommended to evaluate and repair nail pop and estimate cost of future replacement so that cost is known.
4. Type: Combination.
5. Approximate Age: 15-20 years.
6. ☐ ☐ ☐ ☒ ☐ Flashing: Stamped metal. Active water drip leak behind E end of attached garage gutter system indicates roof water is getting between gutter and garage fascia board.
A qualified roofing contractor is recommended to evaluate and adjust drip edge flashing.
7. ☒ ☐ ☐ ☐ ☐ Valleys: Preformed metal.
8. ☐ ☐ ☐ ☒ ☐ Safety Anchor: Roof mount. NE safety anchor is missing weather cover, moisture intrusion spot, weather cover needs be replaced.
Recommend qualified roofer replace missing weather cover.
9. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: ABS.
10. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities.
11. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum. Moderate dent in E gutter system.
12. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum.
13. ☒ ☐ ☐ ☐ ☐ Leader/Extension: Plastic. Plastic corrugated pipe used as leader system has a higher potential for clogging, will need to be maintained.

Garage/Carport

A N P N I M D

Detached. Garage

1. Type of Structure: Detached. Car Spaces: 1
2. ☐☐☒☐☐ Garage Doors: Insulated aluminum. Garage door has been walled off, not usable at time of inspection, not inspected.
3. ☒☐☐☐☐ Exterior Surface: Vinyl siding, Brick veneer. - Minor paint peeling in wood trim, should be prepped and resealed against moisture intrusion.
4. ☒☐☐☐☐ Roof: Asphalt shingle. Roof is moderately worn with small sections of fiberglass mesh exposed. Wear in roof indicates roof is in latter third of normal life span. Minor moss build up on roof surface, moss appears to have been treated. A qualified roofing contractor is recommended to evaluate and estimate repairs and cost of future replacement so that cost is known.
5. ☒☐☐☐☐ Service Doors: Metal. Strike plate for deadbolt is not installed, reduced security.
6. ☒☐☐☐☐ Ceiling: Paint.
7. ☒☐☐☐☐ Walls: Paint.
8. ☒☐☐☐☐ Floor/Foundation: Carpet, Laminate.
9. ☒☐☐☐☐ Electrical: 120 GFCI. Service door entry light and NE ceiling light are nonfunctional at time of inspection, appears to be burned out light bulbs. Light bulbs need to be replaced.
10. ☒☐☐☐☐ Heating: Wall mounted fan unit.
11. ☒☐☐☐☐ Windows: Vinyl frame.
12. ☒☐☐☐☐ Gutters: Aluminum.
13. ☒☐☐☐☐ Downspouts: Aluminum.
14. ☒☐☐☐☐ Leader/Extensions: Plastic.

Attached. Garage

15. Type of Structure: Attached. Car Spaces: 2
16. ☒☐☐☐☐ Garage Doors: Insulated aluminum. Minor dents present on exterior section of garage door.
17. ☒☐☐☐☐ Door Operation: Mechanized.
18. ☐☐☐☒☐ Door Opener: Linear. Pressure sensor does not auto-return when tested, needs adjustment. A qualified garage door contractor is recommended to evaluate and adjust.
19. ☒☐☐☐☐ Service Doors: Metal. Garage service door handle sticks when engaged and is loose on install, needs adjustment.
20. ☐☐☐☒☐ Ceiling: Fire taped. All open holes and gaps need to be sealed against fire intrusion if a vehicle is to be parked in the garage.
21. ☒☐☐☐☐ Walls: Fire taped. All open holes and gaps need to be sealed against fire intrusion if a vehicle is to be parked in the garage.
22. ☒☐☒☐☐ Floor/Foundation: Poured concrete. Cosmetic cracks present, normal for age of house. Unable to fully inspect garage floor due to belongings.

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Garage/Carport (Continued)

23. ☒☐☐☐☐ Electrical: 120 GFCI. W outlet cover plate missing in garage, should be replaced.
Cover plate cracked in garage, should be replaced.
E garage outlet is reset for exterior outlets.

Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 120-240 VAC.
2. ☒☐☐☐☐ Service: Aluminum.
3. ☒☐☐☐☐ 120 VAC Branch Circuits: Copper.
4. ☒☐☐☐☐ 240 VAC Branch Circuits: Copper.
5. ☒☐☐☐☐ Conductor Type: Non-metallic sheathed cable.
6. ☒☐☐☐☐ Ground: Foundation and plumbing ground.
7. ☒☐☐☐☐ Smoke Detectors: Hard wired with battery back up.
8. ☐☐☐☒☐ Carbon Monoxide Detectors: Plug in. One carbon monoxide detector installed in master bedroom.
Carbon monoxide detectors need to be installed according to current regulations, one on each floor and near all bedrooms.
9. ☐☐☒☐☐ Low Voltage: House systems. Low voltage systems are outside scope of regular home inspection, not inspected.

Garage. Electric Panel

10. ☒☐☐☐☐ Manufacturer: Square D.
11. Maximum Capacity: 200 Amps.
12. ☒☐☐☐☐ Main Breaker Size: 200 Amps.
13. ☒☐☐☐☐ Breakers: Copper and Aluminum.
14. ☒☐☐☐☐ AFCI: 120 VAC. Recommend branch feeder type AFCI breakers be updated to combination type AFCI breakers to provide a wider range of arc fault protection.

15. ☒☐☐☐☐ GFCI: At GFCI receptacles only

16. Is the panel bonded? ☒ Yes ☐ No

Detached Garage. Electric Panel

17. ☒☐☐☐☐ Manufacturer: Square D.
18. Maximum Capacity: 125 Amps.
19. ☒☐☐☐☐ Main Breaker Size: 30 Amps.
20. ☒☐☐☐☐ Breakers: Copper and Aluminum.
21. Is the panel bonded? ☐ Yes ☒ No

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Structure

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1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame.
2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured concrete.
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted.
4. ☒ ☐ ☐ ☐ ☐ Beams: Solid wood.
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame.
6. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: Engineered I beams.
7. ☒ ☐ ☐ ☐ ☐ Piers/Posts: Poured piers and wood posts.
8. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Carpet, Metal/wood.
9. ☒ ☐ ☐ ☐ ☐ Subfloor: OSB sheathing.
10. ☒ ☐ ☐ ☐ ☐ Below Grade: Crawl space. In areas below grade the potential for moisture intrusion is greater, additional drainage may be necessary to prevent moisture intrusion into below grade spaces. No moisture intrusion noted at time of inspection.

Attic

A NPNI M D

Main attic. Attic

1. Method of Inspection: In the attic.
2. ☒ ☐ ☐ ☐ ☐ Access: Open.
3. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%
4. ☐ ☐ ☐ ☒ ☐ Roof Framing: 2x4 Truss. Minor rot in top of E 2x4 truss that NE roof safety anchor is attached to. Rot is from weather cover of NE safety anchor missing and minor water seepage into framing. Recommend qualified contractor evaluate and estimate repairs.
5. ☒ ☐ ☐ ☐ ☐ Sheathing: OSB sheathing.
6. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents.
7. ☒ ☐ ☐ ☐ ☐ Insulation: Blown in.
8. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 12-18"
9. ☒ ☐ ☐ ☐ ☐ House Fan: Furnace controlled. Fresh air intake is managed by the timer in the garage that controls the furnace motor and fresh air valve in the fresh air intake duct. The timer engages the furnace and opens the valve to bring fresh air into the house while also turning on the second floor hall bathroom fan to provide an exhaust port for house air to exchange.
10. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: NM sheathed.
11. ☐ ☐ ☐ ☒ ☐ Moisture Penetration: Ongoing water penetration noted. Minor rot and staining in 2X4 truss system and sheathing material at NE safety anchor attachment to framing indicates active water intrusion due to no weather cover for safety anchor. Weather cover needs to be installed.
12. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Insulated duct.

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Attic (Continued)

13. ☐ ☒ ☐ ☐ ☐ Pest: None.
14. ☐ ☒ ☐ ☐ ☐ Debris: None.
- Detached garage. Attic _____
15. Method of Inspection: In the attic.
16. ☐ ☐ ☐ ☒ ☐ Access: Open. - No air seal present for attic access hatch.
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
17. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%
18. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Truss.
19. ☒ ☐ ☐ ☐ ☐ Sheathing: OSB sheathing.
20. ☒ ☐ ☐ ☐ ☐ Ventilation: Soffit vents. Recommend installing upper ventilation when roof is replaced.
21. ☒ ☐ ☐ ☐ ☐ Insulation: Fiberglass.
22. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 4".
23. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: NM sheathed.
24. ☐ ☒ ☐ ☐ ☐ Moisture Penetration: None.

Crawl Space

A NPNI M D

- Main crawl space. Crawl Space _____
1. Method of Inspection: In the crawl space.
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%
3. ☒ ☐ ☐ ☐ ☐ Access: Open.
4. ☐ ☒ ☐ ☐ ☐ Moisture Penetration: No moisture present at time of inspection.
5. Moisture Location: N/A
6. ☒ ☐ ☐ ☐ ☐ Moisture Barrier: Plastic over earth.
7. ☒ ☐ ☐ ☐ ☐ Ventilation: Vents.
8. ☒ ☐ ☐ ☐ ☐ Insulation: Fiberglass. Small sections of insulation missing from under pantry, reduced thermal efficiency. Missing insulation should be replaced.
9. ☒ ☐ ☐ ☐ ☐ Electrical: House wiring.
10. ☒ ☐ ☐ ☐ ☐ Pest: None.
11. ☐ ☐ ☐ ☒ ☐ Debris: Construction debris. All construction debris should be removed from crawl space area.

Air Conditioning

A NPNI M D

N side of house. AC System

1. ☒☐☐☐☐ A/C System Operation: Adequate.
2. ☒☐☐☐☐ Condensate Removal: Electric pump.
3. ☐☐☐☒☐ Exterior Unit: Pad mounted. Support pad for exterior unit is not level, exterior unit needs to be level to reduce stress load on propeller.
4. Manufacturer: Trane.
5. Model Number: 4TWX6048H1000AA Serial Number: 15223UGU2F
6. Area Served: Whole building. Approximate Age: 5-10 yrs.
7. Fuel Type: 240 VAC. Temperature Differential: N/A
8. Type: Heat pump. Capacity: 4 Ton.
9. ☒☐☐☐☐ Visible Coil: Aluminum, Copper.
10. ☒☐☐☐☐ Refrigerant Lines: Low pressure and high pressure.
11. ☒☐☐☐☐ Electrical Disconnect: Tumble switch.

Fireplace/Wood Stove

A NPNI M D

Family Room. Fireplace

1. ☐☐☐☒☐ Fireplace Construction: Prefab. Glass needs cleaning. Only use gas fireplace glass cleaner. Foggy build up on glass is acidic and will etch glass over time.
2. Type: Gas log.
3. ☒☐☐☐☐ Fireplace Insert: With blower fan.
4. ☒☐☐☐☐ Smoke Chamber: Metal.
5. ☒☐☐☐☐ Flue: Metal.
6. ☒☐☐☐☐ Hearth: Flush mounted.

Heating System

A NPNI M D

Garage. Heating System

1. ☒☐☐☐☐ **Heating System Operation:** Adequate. No evidence of regular servicing first half of life.
Lack of consistent service leads to higher chance of early failure of unit.
Furnace last serviced in 2021.
Furnace is in second half to latter third of normal life span.
Recommend following manufacturer service schedule.
2. **Manufacturer:** Carrier.
3. **Model Number:** 58STX090-16 **Serial Number:** 4506A33071
4. **Type:** Forced air. **Capacity:** 84,000 btu/hr
5. **Area Served:** Whole building. **Approximate Age:** 15-20 yrs.
6. **Fuel Type:** Natural gas.
7. ☒☐☐☐☐ **Heat Exchanger:** 4 Burner.
8. **Unable to Inspect:** 100%
9. ☒☐☐☐☐ **Blower Fan/Filter:** Direct drive with disposable filter.
10. ☒☐☐☐☐ **Distribution:** Insulated duct system.
11. ☒☐☐☐☐ **Circulator:** Fan.
12. ☒☐☐☐☐ **Draft Control:** Automatic.
13. ☐☐☐☒☐ **Flue Pipe:** Double wall. Exterior section of flue starting to rust and will need to be replaced in next 5 years.
14. ☒☐☐☐☐ **Controls:** Limit switch.
15. ☒☐☐☐☐ **Devices:** Condensate pump.
16. ☒☐☐☐☐ **Thermostats:** Programmable.
17. **Suspected Asbestos:** No

Plumbing

A NPNI M D

1. ☒☐☐☐☐ **Service Line:** Potable plastic.
2. ☒☐☐☐☐ **Main Water Shutoff:** Garage.
3. ☒☐☐☐☐ **Water Lines:** PEX, copper.
4. ☒☐☐☐☐ **Water Pressure:** 60 psi.
5. ☒☐☐☐☐ **Water Temperature:** 115 Deg F.
6. ☒☐☐☐☐ **Drain Pipes:** ABS. Recommend sewer scope inspection to verify condition of sewer line from house to street.
7. ☒☐☐☐☐ **Service Caps:** Accessible.

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Plumbing (Continued)

8. ☒ ☐ ☐ ☐ ☐ Vent Pipes: ABS.
9. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron, flexible gas pipe. Minor rust on exterior section of gas supply pipe, should be prepped and painted to extend life.

Garage. Water Heater

10. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate. Recommend following manufacturers service schedule.
11. Manufacturer: Navien.
12. Model Number: NPE-210A(NG) Serial Number: 7412Z17X3161148
13. Type: Natural gas. Capacity: Tankless.
14. Approximate Age: 0-5 yrs. Area Served: Whole building.
15. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC.
16. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper.

Bathroom

A N P N I M D

First floor hall bathroom. Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
3. ☒ ☐ ☐ ☐ ☐ Floor: Tile. All tile should be sealed.
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
6. ☒ ☐ ☐ ☐ ☐ Electrical: 120 GFCI.
7. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Tile and wood. All tile should be sealed.
8. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl.
9. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Metal faucet with PVC trap.
10. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Composite.
11. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler.
12. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
13. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window.

Second floor hall bathroom. Bathroom

14. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
16. ☒ ☐ ☐ ☐ ☐ Floor: Tile. All tile should be sealed.
17. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
18. ☒ ☐ ☐ ☐ ☐ Electrical: 120 GFCI. GFCI reset outlet in this bathroom is the control outlet for all bathrooms.

Bathroom (Continued)

19. ☒☐☐☐☐ **Counter/Cabinet:** Tile and wood. Caulking needs to be redone at counter/back splash junction.
All tile should be sealed.
 20. ☒☐☐☐☐ **Sink/Basin:** Molded single bowl.
 21. ☒☐☐☐☐ **Faucets/Traps:** Metal faucet with PVC trap.
 22. ☒☐☐☐☐ **Tub/Surround:** Composite.
 23. ☒☐☐☐☐ **Toilets:** Kohler.
 24. ☒☐☐☐☐ **HVAC Source:** Heating system register.
 25. ☒☐☐☐☐ **Ventilation:** Electric ventilation fan.
- Master bathroom. Bathroom
-
26. ☒☐☐☐☐ **Closet:** Walk In.
 27. ☒☐☐☐☐ **Ceiling:** Paint.
 28. ☒☐☐☐☐ **Walls:** Paint. Cosmetic crack in wall material next to master shower.
 29. ☐☐☐☒☐ **Floor:** Tile. Loose/cracked tiles in hallway into bathroom and in toilet closet.
Moderate chip in tile in front of toilet.
Sections of grout missing in floor in front of toilet and shower.
Caulking needs to be redone at floor/tub junction.
All tile needs to be sealed.
A qualified contractor is recommended to evaluate and estimate repairs.
 30. ☒☐☐☐☐ **Doors:** Hollow core.
 31. ☒☐☐☐☐ **Windows:** Vinyl frame.
 32. ☒☐☐☐☐ **Electrical:** 120 GFCI.
 33. ☒☐☐☐☐ **Counter/Cabinet:** Tile and wood. Caulking needs to be redone at counter/back splash junction.
All tile should be sealed.
 34. ☒☐☐☐☐ **Sink/Basin:** Molded single bowl.
 35. ☒☐☐☐☐ **Faucets/Traps:** Metal faucet with PVC trap.
 36. ☒☐☐☐☐ **Tub/Surround:** Composite bathtub and tile surround. All tile should be sealed.
 37. ☐☐☐☒☐ **Shower/Surround:** Tile. Small sections in grout missing in front edge of shower seat, water intrusion spots, need to be sealed.
High moisture reading in lower row of tile surround and under missing grout in shower seat, hidden conditions may be present.
Caulking needs to be redone at pan/surround junction.
All tile should be sealed.
Recommend qualified contractor evaluate and estimate repairs.
 38. ☒☐☐☐☐ **Toilets:** Kohler.
 39. ☒☐☐☐☐ **HVAC Source:** Heating system register.
 40. ☒☐☐☐☐ **Ventilation:** Electric ventilation fan.

Kitchen

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First floor. Kitchen

1. ☒ ☐ ☐ ☐ ☐ **Cooking Appliances:** General Electric. Appliance in second half of normal life span, functional at time of inspection.
2. ☒ ☐ ☐ ☐ ☐ **Ventilator:** General Electric. Appliance in second half of normal life span, functional at time of inspection.
Grease filter needs to be cleaned.
3. ☒ ☐ ☐ ☐ ☐ **Disposal:** In-Sinkerator.
4. ☒ ☐ ☐ ☐ ☐ **Instant Hot:** In-Sinkerator.
5. ☒ ☐ ☐ ☐ ☐ **Dishwasher:** Kitchenaid.
6. **Air Gap Present?** ☐ Yes ☒ No No air gap or high loop installed in dishwasher drain. Dishwasher drain needs air gap or high loop installed to prevent sink water from back feeding into dishwasher (health).
7. ☒ ☐ ☐ ☐ ☐ **Refrigerator:** Kitchenaid. Handle is loose on install, needs adjustment.
8. ☒ ☐ ☐ ☐ ☐ **Microwave:** Sharp. Appliance in second half of normal life span, functional at time of inspection.
9. ☒ ☐ ☐ ☐ ☐ **Sink:** Copper.
10. ☒ ☐ ☐ ☐ ☐ **Electrical:** 120 GFCI.
11. ☒ ☐ ☐ ☐ ☐ **Plumbing/Fixtures:** Metal fixture/PVC drain lines.
12. ☒ ☐ ☐ ☐ ☐ **Counter Tops:** Composite. Caulking at counter/back splash junction needs to be redone.
13. ☒ ☐ ☐ ☐ ☐ **Cabinets:** Wood.
14. ☒ ☐ ☐ ☐ ☐ **Pantry:** Walk In.
15. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Paint.
16. ☒ ☐ ☐ ☐ ☐ **Walls:** Paint.
17. ☒ ☐ ☐ ☐ ☐ **Floor:** Hardwood. Minor scratches throughout floor system.
18. ☒ ☐ ☐ ☐ ☐ **Windows:** Vinyl frame.
19. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Heating system register.

Bedroom

A NPNI M D

First floor bedroom. Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Double wide. Floor guides for doors are not installed.
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
4. ☐ ☐ ☐ ☒ ☐ Floor: Carpet. Minor stains in carpet.
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
7. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up.

S bedroom. Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Double wide. Floor guides for doors are not installed.
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
12. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
16. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
18. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up.

SE bedroom. Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: Double wide. Floor guides broken, should be replaced.
20. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
21. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
22. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
23. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core. Door does not latch, needs adjustment.
24. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
25. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
27. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up.

NE bedroom. Bedroom

28. ☒ ☐ ☐ ☐ ☐ Closet: Double wide. Floor guides broken, should be replaced.
29. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
30. ☒ ☐ ☐ ☐ ☐ Walls: Paint.

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Bedroom (Continued)

31. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
32. ☐ ☐ ☐ ☒ ☐ Doors: Hollow core. Door sticks in jamb, needs adjustment.
33. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
34. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
36. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up.

N bedroom. Bedroom

37. ☒ ☐ ☐ ☐ ☐ Closet: Double wide. Floor guides broken, should be replaced.
38. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
39. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
40. ☐ ☐ ☐ ☒ ☐ Floor: Carpet. Staining in carpet present.
41. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
42. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
43. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
44. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
45. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up.

Master bedroom. Bedroom

46. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
47. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
48. ☐ ☐ ☐ ☒ ☐ Floor: Carpet. Buckling present in carpet system.
49. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
50. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
51. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
52. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
53. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up.

Living Space

A NPNI M D

Entryway and halls. Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Storage, Single.
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
4. ☒ ☐ ☐ ☐ ☐ Floor: Tile, Hardwood, Carpet. Minor buckling in second floor hallway carpet.
5. ☒ ☐ ☐ ☐ ☐ Doors: Fiberglass/glass.
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
7. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC, Lighting.
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up.

First floor W living room. Living Space

10. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
11. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
12. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
13. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
14. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC. Upper E wall outlet is controlled by light switch.
15. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Dining room. Living Space

16. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
17. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling.
18. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
19. ☐ ☐ ☐ ☒ ☐ Windows: Vinyl frame. Window seals are blown.
A qualified glazier is recommended to evaluate and estimate repairs.
20. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
21. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Kitchen dining room. Living Space

22. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
23. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
24. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood.
25. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
26. ☒ ☐ ☐ ☐ ☐ Refrigerator: Kitchenaid.
27. ☒ ☐ ☐ ☐ ☐ Beverage fridge: Silhouette.
28. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.

Living Space (Continued)

Family room. Living Space

29. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
30. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
31. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood.
32. ☒ ☐ ☐ ☐ ☐ Doors: Vinyl slider. Handle and latch are slightly loose, need to be tightened.
33. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
34. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register, Fireplace.

Laundry Room/Area

A NPNI M D

First floor. Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
3. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering.
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
6. ☐ ☐ ☐ ☒ ☐ Electrical: 120 VAC. N wall outlet is not GFCI protected.
Outlets within 6 ft of laundry room sink need to be GFCI protected.
A licensed electrician is recommended to evaluate and estimate repairs.
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
8. ☒ ☐ ☐ ☐ ☐ Laundry Tub: Plastic.
9. ☒ ☐ ☐ ☐ ☐ Counter/Cabinets: Laminate and wood.
10. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: PVC.
11. ☐ ☐ ☒ ☐ ☐ Washer/Dryer: Samsung. Unable to inspect due to items in machine.
12. ☐ ☐ ☒ ☐ ☐ Washer Hose Bib: Ball valves. Rubber type washer feed hoses should be replaced per preventative maintenance.
Recommend upgrading to braided metal type lines. Unable to inspect due to items in machine.
13. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 120-240 VAC.
14. ☐ ☐ ☐ ☒ ☐ Dryer Vent: Rigid metal. Dryer vent needs to be cleaned.
Recommend yearly cleaning of dryer vent.
15. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain.

Marginal Summary

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.

Lots and Grounds

1. **Vegetation:** Lawn, shrubs, trees. Tree in contact with lower N roof needs to be trimmed back. Vegetation will need to be maintained away from house as it grows.

Exterior

2. **Trim:** Vinyl, Wood. Minor rot occurring in W wood trim on attached garage exterior. Rot occurring in attached garage door trim where in contact with cement. Minor paint peeling in wood trim system, should be prepped and resealed against moisture intrusion. Paint is well worn on upper sides of knee braces, should be resealed against moisture intrusion. Recommend qualified contractor evaluate and estimate repairs. Ends of knee brace trim work, protruding into weather from soffit areas, need to be maintained against moisture intrusion. Either paint needs to be maintained and/or metal flashing installed to prevent water intrusion into wood product.

Roof

3. **Main. Roof Surface Material:** Asphalt shingle. One nail pop in NE ridge, potential leak spot, needs to be reset and sealed against moisture intrusion. Moderate moss build up on roof, moss appears to have been treated. Moss build up should be removed and moss will need to be maintained off of roof surface. Pressure washing is not recommended for any type of roof surface. Roof is moderately worn with small sections of fiberglass mesh exposed, wear is consistent with age of roof. Minor cracking in ridge cap material. Wear in roof material indicates roof is in latter third of normal life span. A qualified roofing contractor is recommended to evaluate and repair nail pop and estimate cost of future replacement so that cost is known.
4. **Flashing:** Stamped metal. Active water drip leak behind E end of attached garage gutter system indicates roof water is getting between gutter and garage fascia board. A qualified roofing contractor is recommended to evaluate and adjust drip edge flashing.
5. **Safety Anchor:** Roof mount. NE safety anchor is missing weather cover, moisture intrusion spot, weather cover needs be replaced. Recommend qualified roofer replace missing weather cover.

Garage/Carport

6. **Attached. Garage Door Opener:** Linear. Pressure sensor does not auto-return when tested, needs adjustment. A qualified garage door contractor is recommended to evaluate and adjust.
7. **Attached. Garage Ceiling:** Fire taped. All open holes and gaps need to be sealed against fire intrusion if a vehicle is to be parked in the garage.

Marginal Summary (Continued)

Electrical

8. **Carbon Monoxide Detectors:** Plug in. One carbon monoxide detector installed in master bedroom.
Carbon monoxide detectors need to be installed according to current regulations, one on each floor and near all bedrooms.

Attic

9. **Main attic. Attic Roof Framing:** 2x4 Truss. Minor rot in top of E 2x4 truss that NE roof safety anchor is attached to. Rot is from weather cover of NE safety anchor missing and minor water seepage into framing.
Recommend qualified contractor evaluate and estimate repairs.
10. **Main attic. Attic Moisture Penetration:** Ongoing water penetration noted. Minor rot and staining in 2X4 truss system and sheathing material at NE safety anchor attachment to framing indicates active water intrusion due to no weather cover for safety anchor. Weather cover needs to be installed.
11. **Detached garage. Attic Access:** Open. - No air seal present for attic access hatch.
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.

Crawl Space

12. **Main crawl space. Crawl Space Debris:** Construction debris. All construction debris should be removed from crawl space area.

Air Conditioning

13. **N side of house. AC System Exterior Unit:** Pad mounted. Support pad for exterior unit is not level, exterior unit needs to be level to reduce stress load on propeller.

Fireplace/Wood Stove

14. **Family Room. Fireplace Fireplace Construction:** Prefab. Glass needs cleaning. Only use gas fireplace glass cleaner.
Foggy build up on glass is acidic and will etch glass over time.

Heating System

15. **Garage. Heating System Flue Pipe:** Double wall. Exterior section of flue starting to rust and will need to be replaced in next 5 years.

Bathroom

16. **Master bathroom. Bathroom Floor:** Tile. Loose/cracked tiles in hallway into bathroom and in toilet closet.
Moderate chip in tile in front of toilet.
Sections of grout missing in floor in front of toilet and shower.
Caulking needs to be redone at floor/tub junction.
All tile needs to be sealed.
A qualified contractor is recommended to evaluate and estimate repairs.

Marginal Summary (Continued)

17. Master bathroom. Bathroom Shower/Surround: Tile. Small sections in grout missing in front edge of shower seat, water intrusion spots, need to be sealed.
High moisture reading in lower row of tile surround and under missing grout in shower seat, hidden conditions may be present.
Caulking needs to be redone at pan/surround junction.
All tile should be sealed.
Recommend qualified contractor evaluate and estimate repairs.

Bedroom

18. First floor bedroom. Bedroom Floor: Carpet. Minor stains in carpet.
19. NE bedroom. Bedroom Doors: Hollow core. Door sticks in jamb, needs adjustment.
20. N bedroom. Bedroom Floor: Carpet. Staining in carpet present.
21. Master bedroom. Bedroom Floor: Carpet. Buckling present in carpet system.

Living Space

22. Dining room. Living Space Windows: Vinyl frame. Window seals are blown.
A qualified glazier is recommended to evaluate and estimate repairs.

Laundry Room/Area

23. First floor. Laundry Room/Area Electrical: 120 VAC. N wall outlet is not GFCI protected.
Outlets within 6 ft of laundry room sink need to be GFCI protected.
A licensed electrician is recommended to evaluate and estimate repairs.
24. First floor. Laundry Room/Area Dryer Vent: Rigid metal. Dryer vent needs to be cleaned.
Recommend yearly cleaning of dryer vent.