

Home Inspection Report



55522 ND ST SW
Centralia, Washington

Prepared for: Mr & Mrs Sample

Prepared by: Sound Choice Inspections
2120 Swift Creek Lane SW
Olympia, WA 98512
360-561-0951
Licensed Home Inspector #226

Summary

Thank you for choosing Sound Choice Inspections to evaluate this structure for you.

The report is divided into several sections. The cover page has a photo of the structure, address and client name. The Summary is next and numbered to help with item identification and negotiations in the real estate transaction.

Please be advised, the Summary is not the entire report. Important information is included in the main body of the report. Please read the entire report.

The main body of the report will contain everything that is in the Summary and additional information about the home.

Thanks again for choosing Sound Choice Inspections!

Exterior Surface and Components

1. **Window Screens:** Vinyl mesh _ Some screens are missing, recommend replacement of all damaged or missing screens.
2. **Exterior Lighting:** Surface mount _ The back porch light did not work when turned on at the switch. Recommend checking the bulb or having a licensed electrician repair as needed before closing.

Roof

3. **Main home & garage Roof Surface Material:** Asphalt shingle _ The first and starter courses were seen improperly lined up in one location. This condition may result in water getting under the roofing. Recommend that a licensed roofing contractor repair this area and verify that the remainder of the roof is properly installed.



Summary (Continued)

4. Flashing: Steel, brown _ The kick out flashing at the corners of the front and garage bump outs are not properly sealed and water may be able to enter the walls at these locations. Recommend a licensed roofer repair as needed.



5. Leader/Extension: Downspouts are connected to drain pipes. This drain pipe at NE corner is damaged. Recommend it be repaired or replaced.



Heating System

6. Services entire building Heating System Blower Fan/Filter: Filter is dirty _ Recommend the filter be replaced and a regular schedule for changing it be created. Consult a qualified HVAC contractor for guidelines for this system.

Kitchen

7. Central. Kitchen Dishwasher: General Electric _ The dishwasher is not secured to the cabinets. A licensed plumber is recommended to evaluate and estimate repairs.
8. Central. Kitchen Electrical: 110 VAC GFCI _ Bulb above sink burned out, replace bulb.

Bedroom

9. North, East Bedroom Windows: Vinyl slider _ Hard operation-needs improvements for ease of operation, A qualified contractor is recommended to evaluate and estimate repairs

Crawl Space

10. Under entire home Crawl Space Moisture Penetration: There is standing water in the crawl area. A qualified drainage contractor is recommended to evaluate and estimate repairs

Crawl Space (Continued)



11. Under entire home Crawl Space Electrical There are wires hanging down in the crawl area. Recommend that they be properly fastened to the floor framing or post in a workman like fashion. Recommend a licensed electrician properly secure and elevate these wires to the framing in a workman like manner.



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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

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

General Information

General Information

Company Name Sound Choice Inspections
Company Address 2120 Swift Creek Lane SW
City Olympia State WA Zip 98512

Client Name: Mr & Mrs Sample

Address:

City, State Zip:

Property Address: 555 22 ND ST SW

City State Zip Centralia, Washington

Home Inspection and Pest Inspection Disclaimer

Sound Choice Inspections agrees to conduct a home inspection and/or a pest inspection in a professional manner consistent with the care and skill ordinarily exercised by other home inspection and pest control specialists. The inspection is for the purpose of providing information for the CUSTOMER of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION TO LIABILITY BELOW. This report and inspection are performed for the sole, confidential and exclusive use of the CUSTOMER. The home inspection will be performed according to the standard of practice of the American Institute of Inspectors. The pest inspection will be performed according to the standard of practice of the Washington State Dept. of Agriculture. A copy of the WSDA and/or the AII standards of practice will be provided upon customer request. The written report will include the following only:

- General exterior: including drainage, grading, roof, gutter, and chimney
- General interior: including insulation, ventilation, windows, ceilings, walls, and floors
- Mechanical: including electrical, plumbing, hot water heater, heating and air-conditioning
- Structural: roof support system, basement and crawl space, foundation
- Structural pest, and other wood destroying organisms

Maintenance and other items may be discussed, but they are not part of this inspection. The inspection is not a code compliance inspection or certification for past or present municipal codes of

General Information (Continued)

any kind.

It is agreed that this inspection will be of the readily accessible areas of the building and is limited to visual observations of evident conditions existing at the time of the inspection only. Concealed and latent defects and deficiencies are excluded from this inspection. Items, equipment, and systems will not be dismantled.

This report and inspection do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, asbestos, lead paint, mold, urea formaldehyde, flammable or toxic chemicals and water and airborne hazards. Also excluded are inspections and reports on wells, swimming pools, septic and sewer systems, fire sprinkler and detection systems, lawn sprinkler systems, security systems, central vacuum systems, and water softeners.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood that Sound Choice Inspections is not an insurer and that the inspection and report are not intended or to be construed as an express or implied guarantee or warranty of adequacy, performance, or condition of the structure, item or system at the inspection property address. The CUSTOMER hereby releases and exempts Sound Choice Inspections and its agents and employees of and from all claims of responsibility and liability for the cost of repairing or replacing any unreported deficiency or defect and for any consequential harm, property damage, personal injury of any nature, and/or legal fees.

In the event that Sound Choice Inspections and/or its agents or employees are found liable due to breach of contract, negligence, breach of warranty, negligent, or misrepresentation, then the liability of Sound Choice Inspections and its agents and/or employees shall be limited to the amount of the fee paid by the CUSTOMER for the inspection and report.

ACCEPTANCE: This report has no effect, force, or validation unless the customer signs and returns a copy to Sound Choice Inspections. We have read and understand the Disclaimer and Limits of Liability and do accept the same.

Inspector _____

Date _____

Customer _____

Date _____

General Information (Continued)

Signature 

Inspection Date: 6/19/07

General Information (Continued)

Property Information

Property Address 555 22 ND ST SW
City Centralia State Washington Zip
Contact Name Mr Agent

Client Information

Client Name Mr & Mrs Sample
Phone 253-555-7424 Fax

Inspection Company

Inspector Name : George Sharrett
Company Name Sound Choice Inspections
Company Address 2120 Swift Creek Lane SW
City Olympia State WA Zip 98512
Phone :360-561-0951 Fax :360-866-1285
E-Mail :george@soundchoiceinspections.com
File Number 20070619
Amount Received \$375.

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age New Entrance Faces West
Inspection Date 06/19/2007
Start Time 10:00 End Time 12:15
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 72
Weather : Partly cloudy Soil Conditions : Dry
Space Below Grade : Crawl Space
Building Type : Single family Garage Attached
Sewage Disposal : City How Verified : Visual Inspection
Water Source : City How Verified : Visual Inspection

Lots and Grounds

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Acceptable	Driveway: Concrete, Gravel
Acceptable	Walks: Concrete
Acceptable	Porch: Wood frame with plastic composite decking.
Acceptable	Deck: Wood frame with plastic composite decking.
Acceptable	Grading: Minor slope
Acceptable	Vegetation: None in contact with the home.

Exterior Surface and Components

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Front of home, South Exterior Surface	
Acceptable	Type: Concrete composite lap
Sides and back of home Exterior Surface	
Acceptable	Type: Wood composite T-111
Acceptable	Trim: Wood
Acceptable	Fascia: Wood
Acceptable	Soffits: Open, Wood
Acceptable	Door Bell: Hard wired
Acceptable	Entry Doors: Fiberglass with glass window.
Acceptable	Patio Door: Vinyl sliding
Acceptable	Windows: Vinyl slider, Vinyl single hung
Marginal	Window Screens: Vinyl mesh _ Some screens are missing, recommend replacement of all damaged or missing screens.
Marginal	Exterior Lighting: Surface mount _ The back porch light did not work when turned on at the switch. Recommend checking the bulb or having a licensed electrician repair as needed before closing.
Acceptable	Exterior Electric Outlets: 110 VAC GFCI
Acceptable	Hose Bibs: Gate, Frost free type
Acceptable	Gas Meter: On to of tank.
Acceptable	Main Gas Valve: Top of tanks

Roof

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Main home & garage Roof Surface

Method of Inspection: Visual inspection, walking on roof

Marginal Material: Asphalt shingle _ The first and starter courses were seen improperly lined up in one location. This condition may result in water getting under the roofing. Recommend that a licensed roofing contractor repair this area and verify that the remainder of the roof is properly installed.



Type: Gable

Approximate Age: New

Marginal Flashing: Steel, brown _ The kick out flashing at the corners of the front and garage bump outs are not properly sealed and water may be able to enter the walls at these locations. Recommend a licensed roofer repair as needed.



Acceptable Valleys: Asphalt shingle

Not Present Skylights:

Acceptable Plumbing Vents: ABS

Acceptable Gutters: Steel

Roof (Continued)

Acceptable Downspouts: Steel
Marginal Leader/Extension: Downspouts are connected to drain pipes. This drain pipe at NE corner is damaged. Recommend it be repaired or replaced.



Garage/Carport

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Attached Garage

Type of Structure: Attached Car Spaces: 2

Acceptable Garage Doors: Insulated aluminum

Acceptable Door Operation: Mechanized

Acceptable Exterior Surface: Concrete composite T-111, Concrete composite lap

Acceptable Service Doors: Fire rated

Acceptable Ceiling: Sheetrock

Acceptable Walls: Sheetrock

Acceptable Floor/Foundation: Poured slab

Acceptable Electrical: 110 VAC outlets and lighting circuits

Acceptable Windows: Vinyl

Electrical

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Service Size Amps: 200 Volts: 220-240 VAC

Acceptable Service: Aluminum

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Aluminum, Copper

Electrical (Continued)

Acceptable Conductor Type: Romex
Acceptable Ground: Rod in ground only
Garage Electric Panel
Acceptable Manufacturer: Cutler-Hammer
Maximum Capacity: 200 Amps
Acceptable Main Breaker Size: 200 Amps
Acceptable Breakers: Copper
Acceptable AFCI: 110 volt
Acceptable GFCI: At GFCI receptacles only
Is the panel bonded? Yes

Heating System

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Services entire building Heating System

Acceptable Heating System Operation: Adequate
Manufacturer: American Standard
Type: Heat pump Capacity: 1.5 TON
Area Served: Whole building Approximate Age: New
Fuel Type: Electric

Marginal Blower Fan/Filter: Filter is dirty _ Recommend the filter be replaced and a regular schedule for changing it be created. Consult a qualified HVAC contractor for guidelines for this system.

Acceptable Distribution: Metal duct, Insulflex duct
Acceptable Circulator: Blower motor in electric furnace

Services entire building Heating System

Acceptable Heating System Operation: Adequate
Manufacturer: American Standard
Type: Electric, Forced air Capacity: 9.6KW
Area Served: Whole building Approximate Age: New
Fuel Type: Electric

Acceptable Blower Fan/Filter: disposable filter
Acceptable Distribution: Insulflex duct, Metal duct
Acceptable Circulator: Blower motor in electric furnace
Acceptable Thermostats: Programmable

Heating System (Continued)

Suspected Asbestos: No

Structure

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Acceptable Structure Type: Wood frame

Acceptable Foundation: Concrete footing with stem wall

Acceptable Roof framing Engineered trusses.

Acceptable Floor framing Engineered "I" joist with 3/4 T&G composite sub floor.

Acceptable Bearing Walls: Wood frame

Acceptable Piers/Posts: Poured piers and wood posts

Fireplace/Wood Stove

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Living Room Fireplace

Acceptable Fireplace Construction: Steel

Type: Gas log

Acceptable Smoke Chamber: Metal

Acceptable Flue: Metal

Acceptable Hearth: Tile

Plumbing

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Acceptable	Service Line: ABS
Acceptable	Main Water Shutoff: At street
Acceptable	Water Lines: Copper
Acceptable	Drain Pipes: ABS
Acceptable	Service Caps: Accessible
Acceptable	Vent Pipes: ABS
Acceptable	Gas Service Lines: Copper, Insulflex
Garage Water Heater	
Acceptable	Water Heater Operation: Functional at time of inspection
Manufacturer: Bradford-White	
Type: Electric Capacity: 50 Gal.	
Approximate Age: New Area Served: Whole building	
Acceptable	TPRV and Drain Tube: Copper
Earthquake strapped Yes	

Bathroom

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main Bathroom	
Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow wood
Acceptable	Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
Acceptable	Counter/Cabinet: Laminate and wood
Acceptable	Sink/Basin: Porcelain
Acceptable	Faucets/Traps: Chrome
Acceptable	Tub/Surround: Fiberglass tub and fiberglass surround
Acceptable	Toilets: 1 1/2 Gallon Tank
Acceptable	HVAC Source: Heating system register
Acceptable	Ventilation: Electric ventilation fan

Bathroom (Continued)

Master Bathroom

Acceptable	Closet: Small
Acceptable	Ceiling: Sheetrock
Acceptable	Walls: Sheetrock
Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl single hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
Acceptable	Counter/Cabinet: Laminate and wood
Acceptable	Sink/Basin: Porcelain
Acceptable	Faucets/Traps: Chrome
Acceptable	Spa Tub/Surround: Fiberglass tub and ceramic tile surround
Acceptable	Toilets: 1 1/2 Gallon Tank
Acceptable	HVAC Source: Heating system register
Acceptable	Ventilation: Electric ventilation fan and window

Kitchen

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Central. Kitchen

Acceptable	Stove type Electric
Acceptable	Ventilator: Hood vented to the outside
Acceptable	Disposal: General Electric
Marginal	Dishwasher: General Electric _ The dishwasher is not secured to the cabinets. A licensed plumber is recommended to evaluate and estimate repairs.
Air Gap Present?	Yes
Not Inspected	Microwave: Microwave ovens are exempt from this inspection. If they serve as an over stove light and or fan, these components will be inspected and be part of this report.
Acceptable	Sink: Stainless Steel
Marginal	Electrical: 110 VAC GFCI _ Bulb above sink burned out, replace bulb.
Acceptable	Plumbing/Fixtures: Chrome
Acceptable	Counter Tops: Formica
Acceptable	Cabinets: Wood
Acceptable	Pantry: Walk In and Large
Acceptable	Ceiling: Sheetrock

Kitchen (Continued)

Acceptable Walls: Sheetrock
 Acceptable Floor: Ceramic tile
 Acceptable Windows: Vinyl slider
 Acceptable HVAC Source: Heating system register

Bedroom

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North, West Bedroom

Acceptable Closet: Walk In and Large
 Acceptable Ceiling: Sheetrock
 Acceptable Walls: Sheetrock
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood
 Acceptable Windows: Vinyl slider
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Heating system register
 Acceptable Smoke Detector: Hard wired

North, East Bedroom

Acceptable Closet: Walk In and Large
 Acceptable Ceiling: Sheetrock
 Acceptable Walls: Sheetrock
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood
 Marginal Windows: Vinyl slider _ Hard operation-needs improvements for ease of operation, A qualified contractor is recommended to evaluate and estimate repairs
 Acceptable Electrical: 110 VAC outlets and lighting circuits
 Acceptable HVAC Source: Heating system register
 Acceptable Smoke Detector: Hard wired

Master Bedroom

Acceptable Closet: Walk In and Large
 Acceptable Ceiling: Sheetrock
 Acceptable Walls: Sheetrock
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood

Bedroom (Continued)

Acceptable Windows: Vinyl slider, Vinyl single hung
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register
Acceptable Smoke Detector: Hard wired

Living Space

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Living Room Living Space

Acceptable Ceiling: Sheetrock
Acceptable Walls: Sheetrock
Acceptable Floor: Carpet
Acceptable Windows: Vinyl slider
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register
Acceptable Smoke Detector: Hard wired

Laundry Room/Area

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1st Floor Laundry Room/Area

Acceptable Closet: Walk In and Large
Acceptable Ceiling: Sheetrock
Acceptable Walls: Sheetrock
Acceptable Floor: Ceramic tile
Acceptable Doors: Hollow wood
Acceptable Windows: Vinyl slider
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Heating system register
Acceptable Washer Hose Bib: Ball valves, Washer not present
Acceptable Washer and Dryer Electrical: 220-240 VAC
Acceptable Dryer Vent: Rigid metal
Acceptable Washer Drain: Wall mounted drain

Attic

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Main Attic

Method of Inspection: In the attic

Acceptable	Ventilation: Roof and soffit vents
Acceptable	Insulation: Blown in
Acceptable	Insulation Depth: 14"
Acceptable	Bathroom Fan Venting: Electric fan, vented to the outside.

Crawl Space

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Under entire home Crawl Space

Method of Inspection: Crawl corner to corner and to all plumbing areas

Acceptable	Access: Wood cover
Defective	Moisture Penetration: There is standing water in the crawl area. A qualified drainage contractor is recommended to evaluate and estimate repairs



Acceptable	Ventilation: Vents in foundation
Acceptable	Insulation: Fiberglass

Crawl Space (Continued)

Marginal

Electrical There are wires hanging down in the crawl area. Recommend that they be properly fastened to the floor framing or post in a workman like fashion. Recommend a licensed electrician properly secure and elevate these wires to the framing in a workman like manner.



Acceptable

Vapor Barrier: 6MM, black plastic