



# Surelock Homes

WSDA 74077 / WSDL 1139

Inspection Co.

*This report exclusively prepare for: Sample*



***Inspection Location:***

**Your new home**

**Somewhere, WA**

8/23/2018

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8/23/2018

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## CONDITION

### CLIENT AND SITE INFORMATION:

**REPORT NUMBER:**

2467.

**INSPECTION DATE:**

08/23/2018.

**CLIENT NAME:**

Sample.

**INSPECTION SITE STREET**

**ADDRESS:**

Your new home

**CITY/STATE/ZIP:**

Somewhere, WA

**CLIENTS E-MAIL ADDRESS:**

**CLIENT PHONE NUMBER:**

206-550-9097

**INSPECTION TYPE:**

Residential Pre-buyer.

### CLIMACTIC CONDITIONS:

**WEATHER:**

Cloudy.

**SOIL CONDITIONS:**

Dry.

**APPROXIMATE OUTSIDE TEMPERATURE:**

57 degrees.

### BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:**

North.

**ESTIMATED AGE OF HOUSE:**

24 years Built. 1994.

**BUILDING TYPE:**

Single family, Traditional.

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**STORIES:**

2

**SPACE BELOW GRADE:**

Crawl space.

**UTILITY SERVICES:****WATER SOURCE:**

Public.

**SEWAGE DISPOSAL:**

Private Septic.

**UTILITIES STATUS:**

All utilities on.

**OTHER INFORMATION:****AREA:**

Rural.

**HOUSE OCCUPIED?**

No.

**CLIENT PRESENT:**

Yes.

**PEOPLE PRESENT:**

Selling Broker Purchaser.

**PAYMENT INFORMATION:****TOTAL FEE:**

465.00.

**PAID BY:**

VISA.

**REPORT LIMITATIONS**

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

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

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding

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adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Unless otherwise required by Washington State ALL liability is limited to the cost of this inspection report

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

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## EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. **Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, routinely recommend further evaluation be made by a qualified structural engineer.** All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### EXTERIOR WALL STRUCTURE:

#### WALL STRUCTURE

Wall structure appeared to be in overall satisfactory condition. Inspector observed no visible evidence of structural problems at exterior walls at time of inspection.

#### EXTERIOR WALL COVERING MATERIAL:

T1- 11 Vertical Siding LP Siding Lap type.



#### EXTERIOR WALL COVERING CONDITION:

Non typical cracking noted.

Notable separation of brick facade. Strictly a ascetics, no structural concern to house. Indication brick may be a DIY.

Shrubbery too close to siding Conducive condition for wood decay. Moisture wicks into the wood siding/ and or shorten the life of the painted surface.

Damaged/ decay from moisture. Typical of LP type siding.

Observed wood decay at wood siding. Wood destroying organism (WDO) or conditions that may cause wood decay (conducive conditions) are noted. WDOs include wood decay, moisture ants, carpenter ants, Lyctid and Powder Post Beetles. LOCATED AT ARROW AS NOTED IN PHOTO.

See additional images at top of next page.



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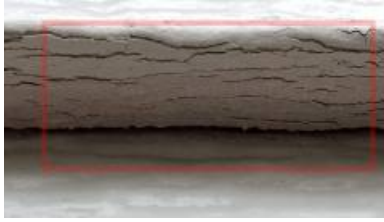
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### TRIM:

#### MATERIAL:

Wood.



#### CONDITION:

Caulking needed at slider ledger trim

Recommend using sealant QUAD MAX

Failed and or missing caulking can and may lead to wood deterioration



### FOUNDATION / :BASEMENT / CRAWL SPACE

#### MATERIAL:

Concrete.



#### CONDITION:

The foundation appears to be serviceable.

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### BASEMENT / CRAWL SPACE:

#### ACCESSIBILITY:

ACCESS LOCATION: Under stairs.



#### CRAWL SPACE:

Insulation is not well attached and or some is missing at the underside of the floor and its effectiveness is in question. TYPICAL.



#### BEAMS:

BEAMS were randomly inspected and appear to function as intended at time of inspection.

Over spanning is noted, A foundation contractor should install additional supports as needed.



#### FLOOR JOIST / SUB FLOOR :

FLOOR JOIST were randomly inspected and appear to function as intended at time of inspection. The sub-floor is limited to visual sections only. The sub floor is very limited viewing due to the insulation in the crawl space area and or the belly pan (use in manufacture homes.). The interior surface of the sub-floor is limited due to the floor coverings (carpet, laminate, ceramic tile, wood floor), installed over the surface. Inspection is limited notable heaves and or sagging. Construction type: Joist Framing 2x construction, Traditional 2 x Sub-floor Type: Tongue and Groove Ply Wood Sheathing.



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### COLUMNS/SUPPORTS:

COLUMNS were randomly inspected and appear to function as intended at time of inspection.



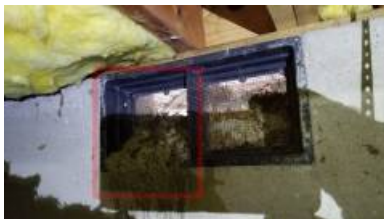
### DRAINAGE:

Moisture stains area noted in the vapor barrier of the crawlspace area. Staining is an indication of moisture accumulation in the crawlspace. At the time of the inspection no standing water was noted. A dewatering system may be needed.



### VENTS

Vent screen is damaged, repairs needed to keep out rodents . LOCATION : REAR EAST.



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## OTHER OBSERVATIONS:

TYPICAL OF MULTIPLE LOCATIONS.

Rodent activity is noted. Extensive rodent tracks are noted throughout much of crawl space area. UNHEALTHY CONDITIONS EXIST. Removal of feces , contaminated vapor barrier and insulation required. REPLACEMENT WITH 10 mil black vapor barrier and like insulation R value.



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## ROOF

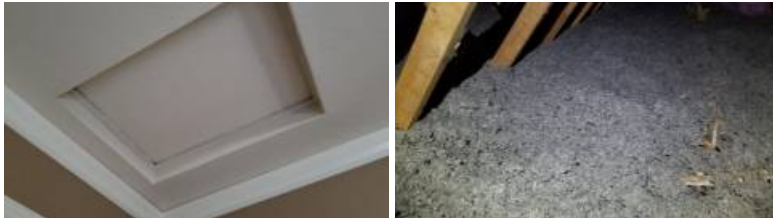
The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall, many times this situation is not present during the inspection.

### ATTIC AND INSULATION:

#### INSULATION TYPE AND CONDITION:

ATTIC ACCESS :

TYPE: Mineral wool.



#### DEPTH AND R-FACTOR:

Observed 12 inches of blown in attic with an R value of 30 this is above average.

#### INSULATION CONDITION:

Attic was entered & inspected and found to be in satisfactory condition with no visible evidence of roof leaks, decay, structural problems, or other problem conditions in all visible sections of attic at time of inspection.

### SHEATHING / TRUSSES

#### SHEATHING TYPE

Sheathing Type : OSB Oriented Strain Board Trusses Type: Traditional 2 x trusses.



#### CONDITION

Fungal growth is noted due to lack of ventilation and blocked attic vents.

SEE VENTILATION SECTION

#### CLEANING SOLUTION:

Concrobium Fungicide Stain Eraser is a powerful cleaning solution that targets tough and embedded mold and mildew stains on outdoor and indoor surfaces. Perfect for black mold stains. BECAUSE TREATMENT DOES NOT CHANGED COLOR OF INFECTED AREA, IT IS SUGGESTED THE LABEL FROM THE BOTTLE IS SECURED TO THE TRUSS AT THE ATTIC ACCESS AREA WITH DATE OF TREATMENT WRITTEN ON LABEL

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## Inspection Co.

### How it Works:

Concrobium Mold Stain Eraser creates a powerful solution to target and remove tough mold and mildew staining with no scrubbing. The solution works quickly to eliminate stains, leaving no residue and requiring no rinsing.

Sheathing lack proper metal flashing / D-metal. Result in decay of sheathing. Repairs and or replacement needed .

Fungal growth is noted due to lack of ventilation and blocked attic vents.

SEE VENTILATION SECTION

### CLEANING SOLUTION:

Concrobium Fungicide Stain Eraser is a powerful cleaning solution that targets tough and embedded mold and mildew stains on outdoor and indoor surfaces. Perfect for black mold stains. BECAUSE TREATMENT DOES NOT CHANGED COLOR OF INFECTED AREA, IT IS SUGGESTED THE LABEL FROM THE BOTTLE IS SECURED TO THE TRUSS AT THE ATTIC ACCESS AREA WITH DATE OF TREATMENT WRITTEN ON LABEL

### How it Works:

Concrobium Mold Stain Eraser creates a powerful solution to target and remove tough mold and mildew staining with no scrubbing. The solution works quickly to eliminate stains, leaving no residue and requiring no rinsing.



## ROOF

### STYLE:

Gable Hip & Valley.



### TYPE:

Architectural.



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### ROOF ACCESS:

Roof was walked on.

### ROOF COVERING STATUS

The roof surface materials appeared to be in overall satisfactory condition when inspected. SEE ATTIC SECTION FOR SHEATHING REPORT, MOSS REMOVAL / treatment needed Moos was noted at roof shingles. Moss dose not allow the roof to proper shed water and the roof area remains wet. Suggest cleaning roof valleys and treatment for moss. Recommend removal of dead moss to ensure proper drainage. PRESSURE WASHING OF MOSS IS NOT A PREFERRED METHOD FOR MOSS REMOVAL.: By using a pressure washer to remove the moss dramatically reduces the life expectancy of roof fabric.. The high pressure will loosen the asphalt shingle granules which protect the shingles and ensure a longer life span.

Preferred use of "Roof Wash, Wet IT & Forget it ; or other chemical treatments with a stiff broom " Multiple layer of shingle noted. SEE ATTIC SHEATHING SECTION Concerning about multiple layers of roofing:

Newer homes may present a weight issue depending on truss design and specifications.

If the sub roof is 1/2" then re-roofing add substantial to the dead weight load.

Reduced life of shingle due to heat retention can be an issue but not a consistent factor.

2nd layer require longer nails ( sometimes not used )

2nd layers at times more susceptible to wind damage.

2 layers besides weight will usually not have long enough nails.

Existing sub-roof damage is more difficult to determine.

Shingle manufactures tend not to want 2nd layer as additional variables come into play with warranties.

Stress cracking noted at ridge Cap noted. Location 2nd level North dormer. Recommend sealing with approved roofing sealant.

Gradual loss noted at downspout . Recommend extending down spout closer to a roof surface to avoid impact of drainage.



### FASCIA AND SOFFIT

#### Type and condition

The fascia, soffit, & eave areas are located around the perimeter of the roof, Cover fascia tails with a shingle or metal flashing. Moisture runoff from the roof penetrates the edges of the fascia tails causing in wood deterioration.

The covering should extend 1 inch beyond the fascia tail to protect the bottom portion of the fascia trim.

SAMPLE of proper fascia tail protection.



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## SKYLIGHTS

### Condition:

The skylight(s) were inspected and observed to be free of leaks at the time of inspection. Flashing was serviceable.



## EXPOSED FLASHINGS:

### TYPE AND CONDITION:

Metal, The visible metal flashings were in overall satisfactory condition when inspected. TYPES: Apron, Step.



## ROOF VENTILATION:

### Type and condition

Ridge cap and soffit type noted.

Ridge cap and soffit type noted.

**Fungal growth noted due to lack of cross ventilation SEE ROOF SHEATHING SECTION.**

See images at top of next page.

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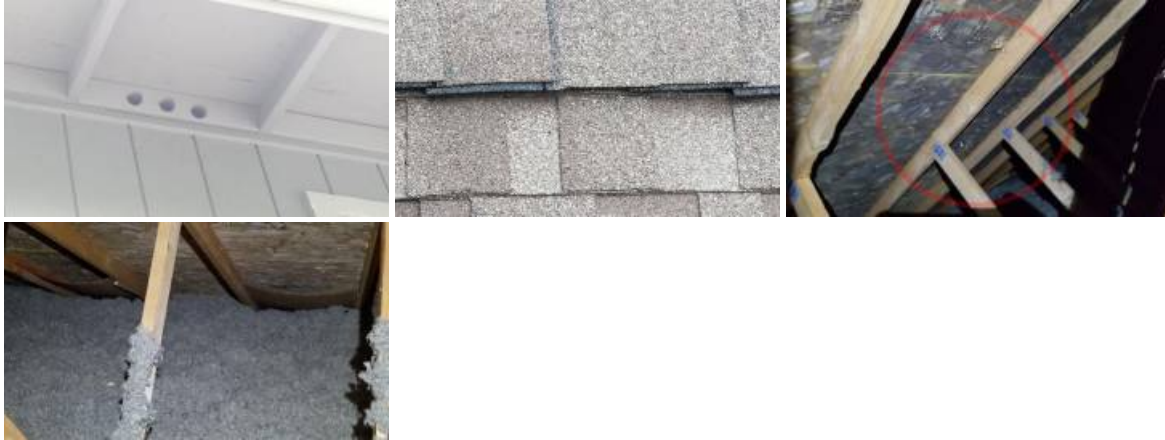


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Baffles are NOTED at soffit vents. Installing baffles add to the life cycle of the shingles and help keep the attic cooler.



### GUTTERS & DOWNSPOUTS:

#### Type and condition:

Full gutter system is noted. Diverter missing, replacement needed. Aim diverter away from structure to avoid moisture drainage into the crawl space area.

Missing splash blocks are missing from all downspouts. Install them so they slope away from structure.



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## HVAC

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector **cannot** light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING SYSTEM DESCRIPTION:

#### LOCATION OF PRIMARY UNIT:

Garage.



#### SYSTEM TYPE:

Forced Air.

#### FUEL TYPE AND NOTES:

Natural Gas.

#### CAPACITY / APPROXIMATE AGE OF UNIT:

BTUs British Thermal Units 68

Years of age . 1994

Last service - None.

### HEATING SYSTEM CONDITION:

#### PRIMARY UNIT:

Suggest unit be serviced before heavy use.

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### **BURNERS/HEAT EXCHANGERS:**

HVAC system heat exchanger was inspected and functioned as intended at time of inspection.

### **PUMP/BLOWER FAN:**

Blower fan was inspected and functioned as intended at time of inspection.



### **COMBUSTION AIR:**

Indication parts are missing. Contact a licensed heating contractor for further evaluation and repairs as needed.



### **VENTING:**

Improper vent rise :

White Powder On Metal Furnace Vent Pipes?

Our furnace vent pipe has white powder around some of the joints in the pipes. Is this normal and will it hurt the piping?

Natural gas is about the cleanest-burning fuel around. But its not perfectly clean. Along with water vapor and relatively harmless carbon dioxide, the exhaust from gas appliances contains trace amounts of sulfur and nitrogen compounds. If the water vapor cools enough to condense in the vent pipe or flue, these sulfates and nitrates condense along with it, forming a weak solution of nitric and sulfuric acid that can corrode metal or masonry. Each of the many gas appliances on the market today has specific exhaust vent requirements. It's from the water vapor in the combustion gas that is condensing inside the vent. Happens in cold weather and indicates improper venting details and/or burner adjustment. They originate from the vent joints and seams.



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### AIR FILTERS:

Air filter was clean recommend cleaning or replacing the filter(s) each month or two or as needed.

AIR FILTER SIZE 16x 16 2 WA

Attach an index card to filter cover and write the date the filter was changed.

### NORMAL CONTROLS:

Normal operating controls appeared operational when tested.



### GENERAL SUGGESTIONS:

Unsafe wiring, correction needed.

HVAC UNIT LACKS INDUSTRY STANDARD EMERGENCY SHUT OFF.



### DUCTWORK:

#### TYPE:

Sheet metal Flexible Round.



### DUCTS/AIR SUPPLY:

Ductwork was in overall satisfactory condition providing an expected flow of air to the habitable rooms when inspected.

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## AUXILIARY EQUIPMENT:

### WHOLE HOUSE ATTIC FAN:

Responded as intended when tested.



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## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

#### MATERIAL:

Copper.



#### CONDITION:

Water meter is located, at the west front side of the house. Main water supply line was inspected at visible sections and functioned as intended at time of the inspection.

Water pressure appears adequate (prefer 60 - 80 lbs)



### SUPPLY LINES:

#### MATERIAL:

Copper.



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### CONDITION:

**WATER SUPPLY LINES- WATER HAMMERING:** Water hammer is a term used to describe the banging noise made by water supply pipes when hot water valve is shut off rapidly. Often the pipes themselves are loose within the walls or will become loose if the condition is not corrected. One method of correction is the installation of air chambers, which acts as a shock absorber for the water in the pipes and prevents this noise from occurring. Slower operation of faucets will also prevent any noise from occurring.



### WASTE LINES:

#### MATERIAL:

ABS.



### CONDITION:

Plumbing vents appear serviceable.

Visible components of the water drainage system and plumbing vent pipes functioned as intended at the time of the inspection. Also see kitchen and bathroom pages regarding plumbing conditions.



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### HOSE FAUCETS:

#### OPERATION:

Hose faucets were in satisfactory working condition when tested & inspected. **HOSE WARNING: To avoid broken pipes during winter months NEVER leave a garden hose attached to the hose faucets.**



### WATER HEATER:

#### TYPE:

Gas.

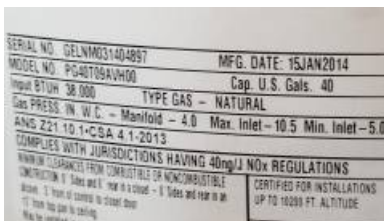


#### SIZE:

40 Gallons.

Manufactured: 2914

Age: 4 years.



#### LOCATION:

Garage.

#### CONDITION:

**BARRIER OR ELEVATION REQ'D IN GARAGE OR CARPORT. ADD PROTECTIVE BOLLARD TO PROTECT WATER HEATER FROM BEING HIT BY VEHICLE. CORRECTION NEEDED, Current industry standard recommend a sediment leg be installed at water and HVAC unites. A sediment leg also know as a drip leg prevent sediment in the natural gas to enter into the gas fire appliance a block the proper operation of the appliance.**

See images at top of next page.

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Many home owners don't know what the standard temperatures are and set the thermostat on their water heater too high! 120 degrees is more than adequate for household chores, and especially for showers and baths. If the temperature of your water is 125 degrees Fahrenheit, you only have about two minutes before you will be scalded. Example of Bollard.



### FUEL SYSTEM:

#### METER/TANK LOCATION-CONDITION:

Natural gas meter is at: North side of the home. UNSAFE CONDITION EXIST. Bollard lacking in area. Gas line lacks proper attachment per industry standards.



### SEPTIC SYSTEM:

#### HUD AND CONVENTIONAL SEPTIC SYSTEM CERTIFICATION

Rear of house.



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# Surelock Homes

WSDA 74077 / WSDL 1139

## Inspection Co.

### SEPTIC SYSTEM CONDITION:

Septic systems inspection are outside the scope of home inspectors and therefore are not part of this inspection.

**Inspections must be performed by license plumbers.** Septic alarm noted but not tested. Septic tank maintenance : FLUSH ONE PACKAGE OF FLESHMAN'S YEAST DOWN ONE OF THE TOILETS ( ONLY ONE PACK EVERY MONTH) AVAILABLE AT MOST GROCERY STORES; SOLD AS A 3 PACK : Yeast works in septic tanks by breaking down carbohydrates and starches. The tanks are rather expensive to repair, and you need to take proper precautions to keep your septic tank functioning properly. Commercial treatments can be expensive, and some even contaminate ground water. Essentially, you do not want to kill the bacteria that live in the septic tank by flushing things like bleach and antibacterial soaps because the bacteria helps to break down the waste that helps keep the septic tank functioning. Yeast helps to stimulate the bacteria, and it helps prevent foul odors.

Maintain and keep up your septic system by conserving as much water as possible and by keeping foreign objects out of your system. Some homeowners make the mistake of flushing items such as cigarette butts, coffees grounds, cooking grease, liquid fats, any types of oils, paint, baby wipes, cotton balls dental floss, sanitary napkins, condoms and other non-biodegradable objects down their drains, causes an overload on the septic tank. These items will NOT break down and will clog your pipes

Read more : <[http://www.ehow.com/how\\_6023525\\_care-septic-tanks-using-yeast.html](http://www.ehow.com/how_6023525_care-septic-tanks-using-yeast.html)>and more : <[http://www.ehow.com/info\\_10037228\\_yeast-good-septic-tank.html](http://www.ehow.com/info_10037228_yeast-good-septic-tank.html)>

WEBSITE: [speticinfo.org](http://speticinfo.org).

### PRESSURE RELIEF

#### WATER HEATER:

Pressure relief valve was tested and functioned as intended at the time of inspection. Expansion tank noted and appears serviceable.



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# Surelock Homes

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## ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how simple the repairs may appear. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. [Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Carbon Monoxide Detectors must be installed \(outside\) all hallways at bedroom locations; Washington Law requires ONE DETECTOR PER A LEVEL.](#)

### SERVICE:

#### ENTRANCE CABLES:

Aluminum- OK.

#### TYPE AND CONDITION:

No readably noticeable problems were detected with the underground electrical service entrance system. 120 / 240 Circuit breakers were provided at the main panel.



### ELECTRICAL PANELS:

#### MAIN PANEL LOCATION AND NOTES:

The main panel was located at the Garage.



#### AMPS

Amperage at main panel was 200 Amps.

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# Surelock Homes

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## Inspection Co.

### NUMBER OF BREAKERS

16 each 120 volts breakers and 2 each 240 volt breakers.

### MAIN PANEL CONDITIONS:



### CONDUCTORS:

#### BRANCH WIRING:

Open junction boxes are noted, Handyman wiring noted that lacks code and or safety.

Unsafe conditions exist, Handyman wiring noted that lacks code and or safety. CRAWL SPACE AREA.

Cables inadequately attached or protected.

Code requires service wire to be fastened every 4.6 inches with approved fasteners ( 12IRC 3802.1 / 12 NEC 334.03).

LOCATION : Crawlspace.



### SWITCHES & OUTLETS:

#### CONDITION:

Home is Previous GFCI code requirement. Suggest upgrading for safety.

**240 volt not properly wired. See note below.**

30 AMP breaker is wired NON TYPICAL 240 outlet. 240 volt outlet requires a double pull breaker per industry standards. Correction needed. Licensed electrician should be consulted for further evaluation.

Couplers/ connector missing from entrance wiring Licensed electrician should be consulted for further evaluation.

See additional image at top of next page.



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## LIGHTS

### CONDITION

A sample of the lighting throughout the home was tested and appeared to be in working condition when tested.



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# Surelock Homes

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Inspection Co.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

#### Type

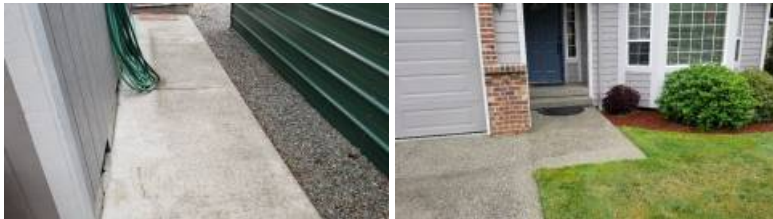
Concrete, Observed large cracks & differential settlement at driveway area that poses a potential tripping hazard. Repair for safety. NON TYPICAL cracks are noted.



### SIDEWALKS:

#### TYPE:

Concrete, Service walk only, type is concrete.  
Concrete.



#### CONDITION:

Excess of settlement of concrete service walk is noted. Recommend installing rain gutters on carport area to avoid possible settlement.

Standard walkway appears, serviceable.



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## Inspection Co.

### LANDSCAPING:

#### CONDITION:

Maintained.



### GRADING:

#### SITE:

Grading is : FRONT ELEVATION : Soils slopes towards foundation. CORRECTION TO SLOPE SOIL TO ALLOW MOISTURE TO DRAIN AWAY FOR STRUCTURE.

Grading is : REAR ELEVATION: Gentle slope, Grade at foundation appeared adequate at time of inspection.



### PATIO:

#### TYPE:

Concrete.



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## Inspection Co.

**CONDITION:**

Cracks noted typical.



**PATIO/PORCH COVER:**

**TYPE:**

Open design, Same as structure.



**CONDITION:**

Fascia trim is installed incorrectly. Conducive for moisture penetration and wood deterioration.



**FENCES & GATES:**

**TYPE:**

Wood.



**CONDITION:**

The fence and gate(s) were in overall satisfactory condition when inspected.

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## STORAGE SHEDS & OTHER OUT BUILDINGS:

### LOCATION AND CONDITION:

Excluded from inspection.



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## GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### TYPE:

#### LOCATION:

Attached, Built-In, Two cars.



### ROOF:

#### CONDITION:

Serviceable condition Same as house / SEE HOUSE ROOF SECTION.

### FLOOR:

#### CONDITION:

Garage slab floor was inspected and is functional at the time of the inspection Typical cracks noted, Floor is not fully visible, due to stored items.



### WALLS:

#### CONDITION:

ATTACHED Garage interior walls were inspected and are functional at the time of the inspection.



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## GARAGE DOOR(S):

### CONDITION:

Double OH Door Garage' s vehicle door, tract or other components did respond as intended when tested.  
The passenger door(s) worked as intended when tested.

Self closing hinge was industry standards . " self closing device req'd on door from attached garages"( IRC2009/2012 302.5.1).



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## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Windows are randomly checked for operation and seals. Due to the height of some windows not all windows can be inspected due to safety. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### DOORS:

#### MAIN ENTRY DOOR:

Main door appears to be serviceable. Doorbell responded as intended when tested.



#### OTHER EXTERIOR DOORS:

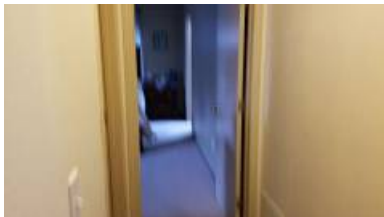
Sliding glass, **Screen door missing for slider.**

**SEE TRIM NOTES.**



#### INTERIOR DOORS:

A representative number of doors were tested & inspected and found to be in working condition at time of inspection.



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# Surelock Homes

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## Inspection Co.

### WINDOWS:

#### TYPE & CONDITION:

Extruded vinyl type, Insulated glass, Sliding, Single hung.

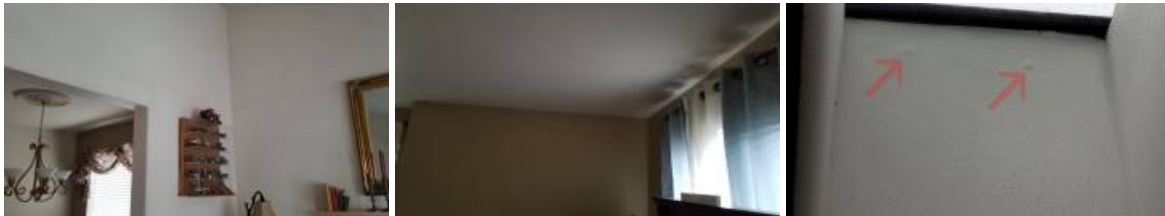


### INTERIOR WALLS:

#### MATERIAL & CONDITION:

MAIN LEVEL Drywall, General condition of the interior walls appeared satisfactory & free of structural problems.  
UPPER LEVEL Lath and plaster, General condition of the interior walls appeared satisfactory & free of structural problems.

Nail pops are a result of wet or green lumber being utilized during the construction process. Repairs are simple. Use a nail punch and hammer to set the nail head. Caulk and paint the small indentation.



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## CEILINGS:

### TYPE & CONDITION:

**MAIN LEVEL :** Drywall, Ghosting of ceiling sheet rock. Ghosting is the buildup of ghost marks can be caused by any combination of moisture, cold spots, static electricity, air current, and a supply of dust, soot, and other particulate that can drift with the air.

**UPPER LEVEL :** Drywall, The ceilings were free of active leaks and appeared structurally sound when inspected.



## FLOORS:

### TYPE & CONDITION:

**NOTABLE** Squeaking in subfloor noted. Squeaking appears to be result of loose subfloor. Correction is re-nailing sub floor area, recommend using screws.

Carpet, Wood, Asbestos / the age and the style for the vinyl and or linoleum flooring is indicative for asbestos. Asbestos was no longer allowed to be sold in 1980 to present.



## STAIRS & HANDRAILS:

### CONDITION:

Interior stairs were inspected and appears functional at the time of the inspection Stair handrail were inspected and appears functional at the time of the inspection.



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## Inspection Co.

### SMOKE / FIRE DETECTOR:

#### COMMENTS:

Smoke alarm(s) were noted. Inspection is limited to illuminated performance indicator light visibility.



### CARBON MONOXIDE DETECTOR

#### CONDITION:

C M D s alarm(s) responded to test button operation. **CO Warning Signs:**

- A sharp, penetrating odor when your gas furnace or other fuel-
- burning appliance turns on;
- The air feels stale or stuffy;
- The pilot light of your furnace goes out;
- Chalky, white powder forms on the chimney/exhaust vent
- pipe or soot builds up around the exhaust vent;
- Excessive moisture forms on windows and walls
- Unusual headaches, muscle tightness, disorientation and tiredness.



### TYPE

#### FIREPLACE: GAS LOG / WOOD BURNING DEVICES:

Gas log / insert

- When a heater has a yellow flame, it is a sign that the gas is not properly burning. Dirt or dust in the burner is the most common cause of the yellow flame, although contaminants in the gas and improperly adjusted burners can also cause the flame to burn yellow. The heater should be cleaned and serviced according to manufacturer directions to correct this problem.

Read more: [http://www.ehow.com/facts\\_7671621\\_causes-yellow-flame-gas-heaters.html#ixzz2kI5QCUIK](http://www.ehow.com/facts_7671621_causes-yellow-flame-gas-heaters.html#ixzz2kI5QCUIK)  
<[http://www.ehow.com/facts\\_7671621\\_causes-yellow-flame-gas-heaters.html](http://www.ehow.com/facts_7671621_causes-yellow-flame-gas-heaters.html)>



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## KITCHEN & LAUNDRY

Inspection of stand-alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwasher are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

#### TYPE AND CONDITION:

Porcelain, Kitchen sink was leak free and in satisfactory working condition when tested.



### RANGE/COOK TOP AND OVEN:

#### TYPE AND CONDITION:

The stove top burners were all tested & inspected and found to be in satisfactory working condition at the time of inspection. No warranty for future function of appliance beyond time of inspection. The electric oven's bake and broil elements were all tested & inspected and found to be in satisfactory working condition at the time of inspection. No warranty for future function of appliance beyond time of inspection.

### VENTILATION:

#### TYPE AND CONDITION:

External.

### REFRIGERATOR:

#### CONDITION:

The refrigerator and freezer were operational when inspected. No warranty for future function of appliance beyond time of inspection.

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## Inspection Co.

### DISHWASHER:

#### CONDITION:

The dishwasher including its door, hinges, & gasket, soap dispenser door, racks, & drainage were all in satisfactory condition when testing the unit. No warranty for future function of appliance beyond time of inspection.

### GARBAGE DISPOSAL:

#### CONDITION:

Garbage disposal are not advisable with septic tank disposal type systems.

### OTHER BUILT-INS:

#### MICROWAVE:

Microwave unit was inspected and responded as intended. No warranty for future function of appliance beyond time of inspection.

### INTERIOR COMPONENTS:

#### COUNTERS AND CABINETS:

Counters are laminated, (plastic laminate) and were in overall satisfactory condition when inspected. Cosmetic items are not included in this inspection. Cabinets appeared satisfactory.



#### WINDOWS/DOORS:

Kitchen windows were inspected and functioned at the time of the inspection.

#### SWITCHES/FIXTURES/OUTLETS:

GFCI wiring is noted. ALL OUTLETS ARE NOT GFCI PROTECTION. RECOMMEND HIRING A LICENSED ELECTRICIAN TO MAKE HOME CODE COMPLIANT AND SAFE. CURRENT CODE REQUIRES ALL OUTLETS IN THE KITCHEN AREA TO BE GFCI ( EXCEPT THE MICROWAVE FREEZER / REFER).



Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

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## LAUNDRY AREA :

### LOCATION:

Service area main floor.



### CONDITION:

Connections for washer & dryer appeared satisfactory. Plumbing appeared satisfactory.

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## BATHROOM

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath tile and vinyl areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### BATHROOM AREA:

#### BATH LOCATION:

Hall, 1/2 bathroom.



#### CONDITION OF SINK:

The bathroom sink along with its stopper, faucet, and drain pipe were in overall satisfactory condition when tested.

#### CONDITION OF TOILET:

The toilet tank & bowl were leak free & in satisfactory condition when inspected and tested.

#### BATH VENTILATION:

The bathroom vent fan(s) was in satisfactory working condition when tested. Vent passed the TP test.

### BATHROOM AREA:

#### BATH LOCATION:

Hall, Upstairs.



#### CONDITION OF SINK:

Sink basin was badly rusted and enamel was deteriorated / eroded away in places. This sink will need to be replaced in the near future when it starts leaking.



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# Surelock Homes

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## CONDITION OF TOILET:

Toilet was loose at the floor. A new toilet seal (wax ring) should also be installed to ensure the seal is complete.



## TUB AND FIXTURES:

The bathtub and its fixtures was in satisfactory condition when tested and inspected with no visible evidence of leaks or other problem conditions.

## BATH VENTILATION:

The bathroom vent fan(s) was in satisfactory working condition when tested. Vent passed the TP test.

## BATHROOM AREA:

### BATH LOCATION:

Master Bedroom, Upstairs.



## CONDITION OF SINK:

Stopper missing or does not work.



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**CONDITION OF TOILET:**

The toilet tank & bowl were leak free & in satisfactory condition when inspected and tested.

**SHOWERS:**

The shower and shower walls appeared satisfactory when tested and inspected with no evidence of leaks at the shower pan.

**SHOWER ENCLOSURE:**

Appears serviceable.

**BATH VENTILATION:**

The bathroom vent fan(s) was in satisfactory working condition when tested. Vent passed the TP test. .

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# Surelock Homes

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## Inspection Co.



### WASDA WOOD DESTROYING ORGANISM INSPECTION REPORT

ICN:11079BA037 WSDA INSPECTION CONTROL NUMBER

File No: 2467

Inspection Date: 08/23/2018. Time:10:00 AM

Visit: # 1

Inspection Firm: **Surelock Homes Inspection Co.** Address: 12702 109 Ave Ct East

City: Puyallup State :WA Zip: 98374 Phone: 253- 219- 3460 Fax: 253- 848- 2799 [Email:Greg@Surelockinspects.com](mailto:Greg@Surelockinspects.com)

Structural Pest Inspector: Greg Madsen License: **WSDA:74977/ WSDL:1139**

Structure Inspected: Residential

Inspection Location : You new home Somewhere, WA

Client's Name: Sample

In accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance of a property. It is not transferable to, and may not be relied upon, by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

#### SUMMARY OF FINDINGS:

	YES	NO*
VISIBLE EVIDENCE OF WOOD DESTROYING INSECTS	<input type="checkbox"/>	<input type="checkbox"/>
VISIBLE EVIDENCE OF ACTIVE WOOD DECAY FUNGI	<input type="checkbox"/>	<input type="checkbox"/>
VISIBLE EVIDENCE OF DAMAGE BY WOOD DESTROYING ORGANISMS	<input type="checkbox"/>	<input type="checkbox"/>
VISIBLE EVIDENCE OF CONDITIONS CONDUCIVE TO WOOD DESTROYING ORGANISMS	<input type="checkbox"/>	<input type="checkbox"/>

\* THERE IS REMAINING VISIBLE EVIDENCE OF INACTIVE:  Carpenter Ants;  Subterranean Termites;  Anobiid Beetles;  Moisture Ants;  Damp wood Termites;  Other Wood Boring Beetles;  Past water events. Neither the inspector, nor the inspecting firm, shall be liable for any corrective actions required by future inspections as a consequence of this evidence.

**See the following pages of the summary section for Details and PHOTOS. Please review the inspection report in its entirety.**

#### FINDINGS:

##### Wood Decay

SEE EXTERIOR WALL SECTION OF REPORT ON PAGE 46

##### Conducive Condition

Shrubby to close - SEE EXTERIOR WALL SECTION OF REPORT ON PAGE 46

Caulking needed - SEE EXTERIOR TRIM SECTION OF REPORT ON PAGE 47

Flashing lacking - SEE ROOF SECTION OF REPORT ON PAGE 49

Cover fascia tails - SEE FASCIA SECTION OF REPORT ON PAGE 50

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## Important information about the attached Complete Wood Destroying Organism Inspection Report.

Beginning January 1, 2004 the Washington State Pest Management Association has adopted a new format for the Complete Wood Destroying Organism Inspection Report. This new format was prompted, in part, by recent changes to Washington State Laws and Rules that pertain to Structural Pest Inspections, (RCW 15.58.450 and WAC 16-228-2005 through 16-228-2045), and by changes in market expectations. These changes were a cooperative effort involving members of all affected industries; inspectors, real estate professionals, and lenders. This new inspection report format is easier to understand, easier to enforce, and provides better protection for the consumer.

**Washington State laws and rules do not recognize any difference between a “Preliminary Report” and a “Final Report”. Therefore, this reporting format has been eliminated. There will only be one report: the Complete Wood Destroying Organism Inspection Report. If you have questions regarding these changes, contact the Washington State Pest Control Association (1-800-253-3836).**

For your protection you are encouraged to have all findings corrected by licensed and bonded contractors and to obtain and keep copies of all repair receipts. You may also elect to obtain a report with “NO” findings. A report with “NO” findings does not indicate that the inspector is approving of any work done to eliminate previously reported findings. It only indicates that there are no findings at the time of the inspection. It must also be understood that remaining evidence may exist after all repairs and corrections have been made. This evidence, while required to be reported, may be inconsequential.

**The attached Washington State Pest Management Association Complete Wood Destroying Organism Inspection Report Form has been reviewed by the Washington State Department of Agriculture. The Department agrees that with an accurate inspection, and when filled out properly, this form can meet the Wood Destroying Organism Inspection Reporting Criteria found in WAC 16-228-2005 through 16-228-2045.**

***End of pest report***

***This pest report is best considered within the context of the entire report.***

8/23/2018

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# Surelock Homes

WSDA 74077 / WSDL 1139

Inspection Co.

## SUMMARY

Dear Client :

Date: 08/23/2018

*At your request, a visual inspection of the above referenced property was conducted on 08/23/2018. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. The Summary provides a brief overview of the report, but is not encompassing, nor should be considered a substitute for reading the report in its entirety. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or questions.*

### EXTERIOR

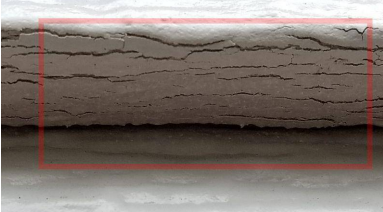
#### EXTERIOR WALL STRUCTURE: WALL STRUCTURE

#### EXTERIOR WALL COVERING CONDITION:

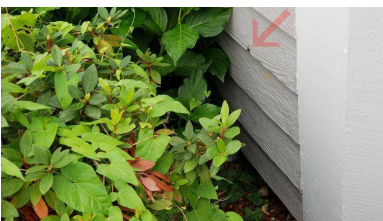
Shrubby too close to siding Conducive condition for wood decay. Moisture wicks into the wood siding/ and or shorten the life of the painted surface.



Damaged/ decay from moisture. Typical of LP type siding.



Observed wood decay at wood siding. Wood destroying organism (WDO) or conditions that may cause wood decay (conducive conditions) are noted. WDOs include wood decay, moisture ants, carpenter ants, Lyctid and Powder Post Beetles. LOCATED AT ARROW AS NOTED IN PHOTO.



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# Surelock Homes

WSDA 74077 / WSDL 1139

## Inspection Co.

### TRIM:

#### CONDITION:

Caulking needed at slider ledger trim

Recommend using sealant QUAD MAX

Failed and or missing caulking can and may lead to wood deterioration



### BASEMENT / CRAWL SPACE:

#### CRAWL SPACE:

Insulation is not well attached and or some is missing at the underside of the floor and its effectiveness is in question.



TYPICAL.



#### BEAMS:

Over spanning is noted, A foundation contractor should install additional supports as needed.



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# Surelock Homes

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## Inspection Co.

### *DRAINAGE:*

Moisture stains area noted in the vapor barrier of the crawl space area. Staining is an indication of moisture accumulation in the crawl space. At the time of the inspection no standing waster was noted. A dewatering system may be needed .



### *VENTS*

Vent screen is damaged, repairs needed to keep out rodents . LOCATION : REAR EAST.



### *OTHER OBSERVATIONS:*

TYPICAL OF MULTIPLE LOCATIONS.



Rodent activity is noted. Extensive rodent tracks are noted throughout much of crawl space area. UNHEALTHY CONDITIONS EXIST. Removal of feces , contaminated vapor barrier and insulation required. REPLACEMENT WITH 10 mil black vapor barrier and like insulation R value.



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# Surelock Homes

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Inspection Co.

## ROOF

### SHEATHING / TRUSSES

#### CONDITION

Fungal growth is noted due to lack of ventilation and blocked attic vents.  
SEE VENTILATION SECTION

#### CLEANING SOLUTION:

Concrobium Fungicide Stain Eraser is a powerful cleaning solution that targets tough and embedded mold and mildew stains on outdoor and indoor surfaces. Perfect for black mold stains. BECAUSE TREATMENT DOES NOT CHANGED COLOR OF INFECTED AREA, IT IS SUGGESTED THE LABEL FROM THE BOTTLE IS SECURED TO THE TRUSS AT THE ATTIC ACCESS AREA WITH DATE OF TREATMENT WRITTEN ON LABEL

#### How it Works:

Concrobium Mold Stain Eraser creates a powerful solution to target and remove tough mold and mildew staining with no scrubbing. The solution works quickly to eliminate stains, leaving no residue and requiring no rinsing.

Sheathing lack proper metal flashing / D-metal. Result in decay of sheathing. Repairs and or replacement needed .



## ROOF

### ROOF COVERING STATUS

The roof surface materials appeared to be in overall satisfactory condition when inspected. SEE ATTIC SECTION FOR SHEATHING REPORT, MOSS REMOVAL / treatment needed Moss was noted at roof shingles. Moss dose not allow the roof to proper shed water and the roof area remains wet. Suggest cleaning roof valleys and treatment for moss. Recommend removal of dead moss to ensure proper drainage. PRESSURE WASHING OF MOSS IS NOT A PREFERRED METHOD FOR MOSS REMOVAL.: By using a pressure washer to remove the moss dramatically reduces the life expectancy of roof fabric.. The high pressure will loosen the asphalt shingle granules which protect the shingles and ensure a longer life span.

Preferred use of "Roof Wash, Wet IT & Forget it ; or other chemical treatments with a stiff broom " Multiple layer of shingle noted. SEE ATTIC SHEATHING SECTION Concerning about multiple layers of roofing:

Newer homes may present a weight issue depending on truss design and specifications.

If the sub roof is 1/2" then re-roofing add substantial to the dead weight load.

Reduced life of shingle due to heat retention can be an issue but not a consistent factor.

2nd layer require longer nails ( sometimes not used )

2nd layers at times more susceptible to wind damage.

2 layers besides weight will usually not have long enough nails.

Existing sub-roof damage is more difficult to determine.

Shingle manufactures tend not to want 2nd layer as additional variables come into play with warranties.

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# Surelock Homes

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## Inspection Co.



Stress cracking noted at ridge Cap noted. Location 2nd level North dormer. Recommend sealing with approved roofing sealant.



Gradual loss noted at downspout . Recommend extending down spout closer to a roof surface to avoid impact of drainage.



### FASCIA AND SOFFIT

#### *Type and condition*

The fascia, soffit, & eave areas are located around the perimeter of the roof, Cover fascia tails with a shingle or metal flashing. Moisture runoff from the roof penetrates the edges of the fascia tails causing in wood deterioration.

The covering should extend 1 inch beyond the fascia tail to protect the bottom portion of the fascia trim.



### GUTTERS & DOWNSPOUTS:

#### *Type and condition:*

Full gutter system is noted. Diverter missing, replacement needed. Aim diverter away from structure to avoid moisture drainage into the crawl space area. Missing splash blocks are missing from all downspouts. Install them so they slope away from structure.



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# Surelock Homes

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## Inspection Co.

### HVAC

#### HEATING SYSTEM CONDITION:

##### PRIMARY UNIT:

Suggest unit be serviced before heavy use.

##### COMBUSTION AIR:

Indication parts are missing. Contact a licensed heating contractor for further evaluation and repairs as needed.



##### VENTING:

Improper vent rise :

White Powder On Metal Furnace Vent Pipes?

Our furnace vent pipe has white powder around some of the joints in the pipes. Is this normal and will it hurt the piping?

Natural gas is about the cleanest-burning fuel around. But its not perfectly clean. Along with water vapor and relatively harmless carbon dioxide, the exhaust from gas appliances contains trace amounts of sulfur and nitrogen compounds. If the water vapor cools enough to condense in the vent pipe or flue, these sulfates and nitrates condense along with it, forming a weak solution of nitric and sulfuric acid that can corrode metal or masonry. Each of the many gas appliances on the market today has specific exhaust vent requirements. It's from the water vapor in the combustion gas that is condensing inside the vent. Happens in cold weather and indicates improper venting details and/or burner adjustment. They originate from the vent joints and seams.



##### GENERAL SUGGESTIONS:

Unsafe wiring, correction needed.



HVAC UNIT LACKS INDUSTRY STANDARD EMERGENCY SHUT OFF.



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# Surelock Homes

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Inspection Co.

## PLUMBING

### FUEL SYSTEM:

#### METER/TANK LOCATION-CONDITION:

Gas line lacks proper attachment per industry standards.

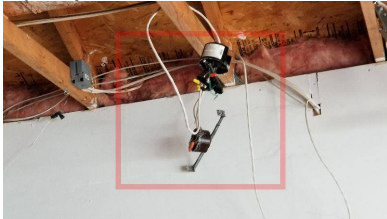


## ELECTRICAL

### CONDUCTORS:

#### BRANCH WIRING:

Open junction boxes are noted, Handyman wiring noted that lacks code and or safety.



Cables inadequately attached or protected.

Code requires service wire to be fastened every 4.6 inches with approved fasteners ( 12IRC 3802.1 / 12 NEC 334.03).

LOCATION : Crawlspace.



### SWITCHES & OUTLETS:

#### CONDITION:

Home is Previous GFCI code requirement. Suggest upgrading for safety.



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## Inspection Co.

30 AMP breaker is wired NON TYPICAL 240 outlet. 240 volt outlet requires a double pull breaker per industry standards. Correction needed. Licensed electrician should be consulted for further evaluation.



Couplers/ connector missing from entrance wiring Licensed electrician should be consulted for further evaluation.



### GROUNDS

#### DRIVEWAY:

##### *Type*

Concrete, Observed large cracks & differential settlement at driveway area that poses a potential tripping hazard. Repair for safety. NON TYPICAL cracks are noted.



#### SIDEWALKS:

##### CONDITION:

Excess of settlement of concrete service walk is noted. Recommend installing rain gutters on carport area to avoid possible settlement.

Standard walkway appears, serviceable.



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## Inspection Co.

### GRADING:

#### SITE:

Grading is : FRONT ELEVATION : Soils slopes towards foundation. CORRECTION TO SLOPE SOIL TO ALLOW MOISTURE TO DRAIN AWAY FOR STRUCTURE.



### PATIO/PORCH COVER:

#### CONDITION:

Fascia trim is installed incorrectly. Conducive for moisture penetration and wood deterioration.



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# Surelock Homes

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## Inspection Co.

### INTERIOR

#### INTERIOR WALLS:

#### MATERIAL & CONDITION:

Nail pops are a result of wet or green lumber being utilized during the construction process. Repairs are simple. Use a nail punch and hammer to set the nail head. Caulk and paint the small indentation.



### KITCHEN & LAUNDRY

#### INTERIOR COMPONENTS:

#### SWITCHES/FIXTURES/OUTLETS:

GFCI wiring is noted. ALL OUTLETS ARE NOT GFCI PROTECTION. RECOMMEND HIRING A LICENSED ELECTRICIAN TO MAKE HOME CODE COMPLIANT AND SAFE. CURRENT CODE REQUIRES ALL OUTLETS IN THE KITCHEN AREA TO BE GFCI ( EXCEPT THE MICROWAVE FREEZER / REFER).



### BATHROOM

#### BATHROOM AREA:

#### BATH LOCATION:

Hall, Upstairs.



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## Inspection Co.

### CONDITION OF SINK:

Sink basin was badly rusted and enamel was deteriorated / eroded away in places. This sink will need to be replaced in the near future when it starts leaking.



### CONDITION OF TOILET:

Toilet was loose at the floor. A new toilet seal (wax ring) should also be installed to ensure the seal is complete.



***End of summary***

***This summary is best considered within the context of the entire report.***

8/23/2018

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