Inspection report for the property at

# , Bremerton, WA

This report is prepared exclusively for **Joe Smith**
Inspected On: **06-05-2023**

# EXAMPLE REPORT ONLY

## Company Information

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Published Report

This is a custom log home that is roughly 20 years old. The building sits on an amazing waterfront site and has a standing seam metal roofing system with exposed log siding. The interior has an in-floor heating system. This is a high-end log home that seems well executed and well maintained. It is at an age where it could use around of cleanup repairs and a few updates. A few items that stood out are needed repairs to stair systems and some crawl space clean up. Please see the full report for specific details.

**Inspected By:**

Jeff Keckler, FL State License #HI17698

# Summary

## Major Concerns

### ⚠ I-3 Interior: STAIR REPAIRS NEEDED

This building has a sequence of custom wood timbered stairs. These are unique spiral stairs that are beautiful but could use a round of repairs. There are a number of places where stair treads are coming loose and balusters are loose and or missing. Repair are important for safety. Examples of observations noted during inspection include:

- The guardrail system is incomplete for the exterior of spiral stairs on the south side - also noted treads are loose from missing balusters
- Exit holes in some of the exposed wood on the south side - holes may be original to the install, but treatment could be needed.
- One of the stair trades is cracked to the spiral stairs at the south side exterior
- Stair treads under repair - south side
- South side spiral stairs were under construction at the time of inspection
- Loose stair treads were noted in a number of locations
- Riser heights are not all within 3/8th of an inch - this is a modern safety standard that could be difficult to achieve with these stairs.
- Baluster missing on lower stairs

**Recommendation**

Hire qualified general contractor to further evaluate and repair all of the stair systems in this building to ensure safe and reliable performance.

🔪 - Please note there are a few installation issues with these stairs that may be difficult to correct to comply with modern safety standards. For example the stairs are lacking a proper graspable handrail that meets modern handrail profile requirements. There are also  a number of treads with uneven riser heights. Future owners should use caution or consult with a qualified builder about options for repair as desired.

### ⚠ CS-2 Crawl Space: CRAWL SPACE CLEAN-UP NEEDED

Overall, numerous repairs are needed to the crawl space below this house. I have made a series of detailed observations in the base of this report but given the extent of repairs I recommend further evaluation of this crawl space by a licensed general contractor as additional repairs could be needed that are latent or concealed. Examples of specific observations noted during inspection include:

- Adjust the plastic vapor barrier material so all exposed earth is covered.
- Pipe insulation is incomplete in the crawl space - be sure all pipes are insulated
- Remove all wood debris from the crawl space to eliminate conditions conducive to wood destroying organisms
- Strip off/remove all form wood in the crawl space to eliminate a condition conducive to wood destroying organisms
- Ant frass was noted in the middle space. No ants were found. These look like from

pavement ants. Clean and monitor.
- Sub-floor insulation is damaged and incomplete
- The south access hatch cover is missing and requires replacement.

## Repairs

**G-3 Grounds:** The catch basins are clogged with organic debris and require cleaning to ensure reliable performance of the drainage system.

**G-6 Grounds:** One of the stone yard stairs is out of position by the spa this could be a trip hazard. Repair as needed.

**DPB-3 Decks, Porches and Balconies: LOOSE GUARDRAIL - EAST BALCONY**
The guardrail system for the east side balcony is loose. Secure as is feasible.

**DG-1 Detached Garage : WIRING CLEANUP REPAIRS - DETACHED GARAGE**
The detached garage could use around of wiring cleanup repairs. Examples of observations noted during inspection include:

- An open electrical junction box was noted in the garage storage room at the west side
- Missing cover plate for the light switch in the garage storage room
- Numerous open electrical junction boxes were noted in the garage. Cover as needed.
- Abandoned wiring noted in the ceiling of the garage at the east side
- An open neutral was noted on the west wall

**ES-6 Electric Service: MILD CORROSION NOTED INSIDE THE WELL HOUSE PANEL**
Mild corrosion was noted to several of the circuits inside the sub panel for the wellhouse. This is often caused when chlorine is stored near by an electric panel. I also noted several open cover plates in the wellhouse as well as a dead rodent in the light switch. Implement rodent control work and wiring cleanup work for the well house. I would have the panel further investigated by the license electrical contractor and terminations repaired as deemed necessary.

**EDF-1 Electric Distribution and Finish: WIRING REPAIRS NEEDED - HOUSE**
Overall, numerous repairs are needed to the wiring system. There is a long list here but most of these are small simple items. Examples of specific observations noted during inspection include:

1. Missing cover plates in the well house - also note the dead rodent
2. Open wiring was noted on the east side of the garage. This looks to be for a light fixture. Complete installing a light as needed.
3. Electrical cover plates are missing in the laundry room
4. The cover for the light fixture is missing in the laundry room
5. Can light trims incomplete in the kitchen ceiling.
6. Missing electrical cover place not even in the powder bathroom
7. The lighting fixture in the main bedroom closet is incomplete. It seems to be missing a cover
8. Missing GFCI cover plate - main bath

9. The fan in the main bath is missing its cover
10. A light fixture is missing is covered in the upstairs south bedroom closet
11. I did not find controls for these ceiling fan and light on the south side bedroom
12. A loose receptacle was noted below the electric panels and the basement
13. Open wiring was noted in the basement and several locations
14. Open wiring and junction boxes loaded down in the movie theater room
15. Missing electrical cover plates all over the basement
16. The ceiling fan in the southeast bedroom did not respond to testing - I would make sure all ceiling fans and lights are operating prior to listing.
17. I did not find controls for the upper chandeliers in the south hallway

**Recommendation**
Hire a licensed electrical contractor to further evaluate and repair these items as needed. Please also see other items in the electrical chapters of this report.
🔪

- Whenever this many items are noted with the wiring system, it is possible that additional repairs could be needed that are latent or concealed.

**EDF-2 Electric Distribution and Finish: ABANDONDED WIRING NOTED IN A NUMBER OF PLACES**
Abandoned wiring was noted on the exterior of the building - see below the back deck. This should be eliminated or properly terminated inside a listed junction box. This was tested with a non-contact voltage pen and appeared to be energized. though this method of testing is unreliable and the circuit may not be energized. For optimal safety, all abandoned wires should be eliminated or properly terminated inside a junction box. During ins[ection I noted:

**EDF-7 Electric Distribution and Finish: NO CARBON MONOXIDE ALARMS FOUND**
The installation of carbon monoxide alarms is recommended for all homes that have fuel-burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces, and wood stoves. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea, and even death. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) Modern standards in many states now recommend one CO alarm outside of all bedrooms and at least 1 per floor of the house.

**EDF-8 Electric Distribution and Finish:** A number of smoke alarms are missing**.** Repair / replace the missing smoke alarms in the house so that there is an operating smoke alarm in every bedroom and on every floor and one outside of all sleeping areas.

**HCFV-9 Heating, Cooling, Fireplaces and Ventilation: GAS LOG FIREPLACE SHUT DOWN**
The gas log fireplace has been shut down and was not responding to normal operating controls. I recommend making this unit operational prior to listing the house.

**P-9 Plumbing:** Replace the missing handle to the hose bib on the north side of the building.

**WH-2 Water Heaters: WATER HEATER SEISMIC RESTRAINTS**
Install listed seismic straps to restrain the water heater in the event of an earthquake; none were noted during inspection. Two straps should be located on the water heater: one on upper 1/3rd of

tank and one at the lower 1/3rd.

### I-1 Interior: CRACKED FLOOR TILES NOTED

Several cracked tiles were noted in the floor during inspection - see the kitchen. Have these cracked tiles replaced by a tile specialist. Please note that cracked tile can be an indication of poor tile preparation and additional cracking could continue. In this case I suspect it is from the log framing / construction of the building. As logs shrink it is common for some sections to go out of level.

🔪 - I did not find loose tile. These are likely not worth correcting at this time.

### I-7 Interior: DOOR REPAIRS NEEDED

A number of tune up repairs ae needed for the doors in this building. Examples of observations noted during inspection include:

- Adjust the hallway closet doors on the south side second floor
- The door to the southeast bedroom is not latching and requires adjustment
- Complete installing the doors to the north bedroom

**Recommendation**

Hire a qualified general contactor to further evaluate and repair/adjust interior doors as needed for reliable performance.

**K-1 Kitchen:** The kitchen sink faucet handle is leaking and needs to be repaired or replaced.

### K-2 Kitchen: POOR WATER FLOW AT KITCHEN SINK

Poor functional flow was noted at the kitchen sink faucet. This could be from localized restrictions in the aerator or angle stops of faucet or could be indicative of a larger supply piping problem. Have this further investigated and repaired as needed by a licensed plumber.

### K-5 Kitchen: INOPERATIVE COOKTOP FAN

The kitchen cooktop fan is inoperative and requires repair or replacement. This is important to provide reliable ventilation for the kitchen. Have this fan repaired or replaced as needed by a qualified general contractor.

## Recommended Maintenance Items

### G-5 Grounds: TREE AND VEGETATION PRUNING - NORTH SIDE

Pruning trees, branches and vegetation away from the building is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept 1-foot off the house to eliminate contact which could trap moisture against the building.

### E-2 Exterior: EXTERIOR LOG MAINTENNACE RECOMMENDED

A review of the logs during inspection showed a well-maintained exterior, but some maintenance will be needed in the near term. This is common. The  exterior of logs should be well-maintained to prevent decay and insect damage, especially where logs are exposed to weather. Maintenance items noted during inspection include:

- Caulking to failure noted at the water side of the building
- Trim wood is missing an incomplete the water side deck door
- A dead carpenter ant was noted inside in this area.
- Exterior finishes are deteriorating in some exposed locations. This shows the water side deck door
- Minor cracks are developing in the sealant used to seal checks in sun-exposed logs - re-sealing will be needed soon.
- Stain failure noted in several places
- Exit holes noted in the logs on the south stairs and the entry posts. These may be old or even original.... difficult to determine
- Exit holes noted in the large log at the south side spiral stairs. He's look like carpenter aunt exit holes.
- Exterior doors need refinishing at the second floor balconies

**Recommendation**
Hire a qualified log home maintenance specialist to further evaluate and implement repairs / maintenance as recommended. Also, disclose to a new owner who has been used for maintenance and any products used for exterior maintenance. .

### RCG-3 Roof, Chimney and Gutters: RECOMMENDED ROOFING MAINTENANCE

The roofing material on this building is a standing seem metal roof. These are often rated as 35-year roofing systems. In practice, service life depends a great deal on the quality of the roofing materiel, the quality of the installation, the steepness of the roof, roof roof design and the amount of exposure. Visual inspection today revealed the need for roof repairs to ensure reliable performance from this roof. I recommend additional inspection of this roof by a qualified roofing contractor. Repair as recommended. Examples of observations noted during inspection include:

- Clean organic debris off the garage roof
- Be sure to keep this drain clear at the base of the dead valley - north of the entry

### RCG-5 Roof, Chimney and Gutters: CHIMNEY CLEANING AND INSPECTION IS RECOMMENDED

The NFPA (National Fire Protection Association) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. Level II inspections are not always needed, especially for short simple flues that can be inspected visually after a cleaning. If a chimney cleaning has not been performed over the past 12 months, such an inspection is recommended before the home changes ownership---for fire safety reasons. Implement any repairs as recommended.

### RCG-6 Roof, Chimney and Gutters: ROOF AND GUTTER CLEANING NEEDED

The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak-free and properly sloped to drain. This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.

### ES-3 Electric Service: INADEQUATE WORKING CLEARANCE FOR THE ELECTRIC PANEL

An inadequate working clearance was noted in front of the electric panel. This presents a potential safety hazard, especially for people working on or inspecting the electric panel. A 30-inch wide and 36-inch deep unobstructed working clearance is recommended for improved safety. Relocate cabinets and storage as needed to ensure safe and reliable access.

- The cover for the panel obstructs access to the right side panel. This limited my inspection as I could not remove those right side screws to access the panel. Adjust / remove this cover as needed.

### HCFV-2 Heating, Cooling, Fireplaces and Ventilation: SERVICE THE PROPANE BOILER

Annual servicing is recommended for safe and reliable performance from this hot water boiler heating system. Records indicate that this boiler has not been serviced in the last year. The boiler was tested during inspection and was operational.

**Recommendation**

Hire a licensed heating contractor to service and further evaluate the boiler. I would disclose to a buyer any additional information about the installer and maintenance information. Examples of observations noted during the inspection include:

### HCFV-3 Heating, Cooling, Fireplaces and Ventilation: WOOD FIRED BOILER

This building appears to have a second boiler system located at the South end of the property. This is a wood fired boiler. This looks like a neat system. I have never seen one. I did not light a fire to test the system. Visual inspection indicated fairly extensive creosote buildup inside.

**Recommendation**

I recommend having this wood fired boiler service as recommended by the manufacturer. Disclose to a new owner any information about how to operate and maintain this unique system.

### P-5 Plumbing:

The supply pipe insulation is incomplete in the crawl space. Be sure all supply lines in unheated spaces have been adequately insulated to protect from freezing conditions that could damage the pipes and to prevent heat loss.

### WH-5 Water Heaters: WATER TESTED HOT

Testing of the plumbing system today, the water tested as too hot - 127 degrees F. This is a scald hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees. There is some evidence that hot water temperatures should be greater than 130 degrees to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot water tank. Have this further evaluated and repaired by a licensed plumber, or simply turn down the temperature as desired to eliminate a scald hazard. Please note that during the inspection, it is difficult to accurately test the water temperature as it can vary between fixtures. Testing is done in multiple locations during the inspection, and a median temperature is taken.

### LF-5 Laundry Facilities: CLEAN THE CLOTHES DRYER EXHAUST VENT

The dryer exhaust ductwork is dirty and needs to be cleaned for improved safety. This is important, regular maintenance to eliminate a potential fire hazard.

- The dryer exhaust vent on the south side of the building under the deck needs to be cleaned.

## Improves

### ES-5 Electric Service: NO SURGE PROTECTION FOUND

No surge protection was noted at the electrical equipment today. The 2020 edition of the National Electric Code requires type I or type 2 surge protection on new or renovated homes. Though not adopted yet this code change reflects the growing complexity of electric appliances in our houses and the growing risk of damage to electrical equipment due to internal or external electrical surges. This short video explains more about electrical surges and surge protection. I recommend upgrading and adding surge protection for improved protection of the electrical appliances in this building. I would do this in the context of other electrical repairs or upgrades.

### LF-2 Laundry Facilities: MOISTURE ALARM RECOMMENDED

A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: Link.

## Monitors

### WH-1 Water Heaters: OLDER WATER HEATER

This water heater is likely close to the end of its useful service life. The average life of a water heater is statistically 8-12 years though in practice, they can vary widely between 8-20 years depending on water quality and maintenance schedule such as frequency of flushing the tank and replacing sacrificial anodes. Budget to replace this water heater at any time. Water was hot at the time of inspection.

- These tanks used in conjunction with boiler systems can often last a lot longer than regular water heaters.

### K-3 Kitchen: SINK DISPOSERS ARE NOT RECOMMENDED ON SEPTIC

Kitchen sink disposers are not recommended on septic systems. Refrain from using except for the items that get away from you. Here is a link for more information from the EPA about septic systems. Link to EPA guide.

## Due Diligences

### AP-2 Additional Plumbing: FISH TANKS

This building has a sequence of built in fish tanks. These are beyond the scope of this inspection. These feel like an important part of the living room area at the moment.

**Recommendation**

Have the tanks serviced prior to listing and provide a new owner with any maintenance information.

## Completed Items

### ✓✓ G-2 Grounds: STEEP BANK ON SITE

A steep bank exists on this property. An evaluation of soil stability is beyond the scope of this inspection. I recommend disclosing any information you have about the soil conditions on this property and any soils engineering records if they exist. A buyer may wish to seek additional information about the soils here.

### ✓✓ G-4 Grounds: A large drain pipe noted going down the hillside. Disclose to a buyer any site drainage information.

### ✓✓ DPB-4 Decks, Porches and Balconies: DISCLOSE INFORMATION ABOUT THE EAST BALCONY MEMBRANE

This building has a deck finished with wood decking installed over a water-proof membrane. This is a tricky installation to inspect because the water proof membrane and drain paths for water are not visible below the finished surfaces. This type of decking system requires regular scheduled maintenance where the finished decking surfaces are lifted and selectively removed so the membrane and drain paths can be cleaned and inspected. Removing and re-installing finished decking surfaces is beyond the scope of this inspection, so inspection of this decking system was limited. Disclose any information about this system and any recent maintenance.
🔪 - note that most of this is covered by a nice roof system. The edges are exposed to the weather though.

### ✓✓ RCG-4 Roof, Chimney and Gutters: WATER STAINS ON CHIMNEY

Water stains were noted on the chimney in the bedroom side of the chimney. These were dry at the time of inspection.

**Recommendation**

Disclose any history of leakage and repair here. Chimney to roof junctures are common locations for leaks and can require ongoing maintenance.

### ✓✓ EDF-5 Electric Distribution and Finish: INQUIRE FURTHER ABOUT THE DETECTOR SYSTEM

This building has a smoke/heat detector system. Some of these can even be tied into a house security system. I do not test these systems. A critical part of the electric system tutorial is understanding this smoke detector system. Also, determine if these detectors also do carbon monoxide.

### ✓✓ HCFV-5 Heating, Cooling, Fireplaces and Ventilation: RADIATORS

The building has a number of radiators in addition to the in-floor system.

**Recommendation**

Disclose any additional information about these. One thing that comes to mind is radiators generally run hotter (require hotter water) than in-floor systems. It was not clear of these are on a different leg?

### ✓✓ HCFV-8 Heating, Cooling, Fireplaces and Ventilation: MECHANICAL VENTILATION

I did not find any provisions for automatic mechanical ventilation - typical for a building of this age. Disclose any information about ventilation systems here. There may be a system that I overlooked. Interior ventilation systems are often not that critical on larger houses such as these.

### ✓✓ P-2 Plumbing: PRIVATE WELL

Water for this home appears to be supplied by a well system. ***Inspection of the well, water supply, and water quality are beyond the scope of this inspection***. I recommend disclosing any additional information about the well. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw-down test, water quality, and well depth.

### P-7 Plumbing: ONSITE SEPTIC SYSTEM NOTED

This property appears to have a private on-site septic system based on visible components. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Disclosing any information about this system's maintenance and repair history
- Provide any documentation available for this system
- Provide inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed

### AP-1 Additional Plumbing: IRRIGATION NOTED

An exterior irrigation system was noted for this home. Sprinkler and irrigation systems are beyond the scope of this inspection. My own experience with irrigation systems is that they require annual attention/repair/servicing after every winter. Disclose any information about how to winterize this system as this should be done prior to cold weather. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Hire a specialist to further evaluate this system as desired.

### AP-3 Additional Plumbing: WATER FEATURES NOTED

This house has several water features installed. They were not operating at the time of inspection. Evaluation of water features is beyond the scope of this inspection. Water features often have filters, pumps and other components that require regular servicing, maintenance and cleaning. Water features can also pose a hazard for small children. Use caution of small children are around these water features. Remove or fence as deemed necessary for safety.  Disclose any additional information about water features on the property.

### AP-4 Additional Plumbing: SPA NOTED

The spa was off at the time of inspection. It looks as though there may be useful life in this appliance. Spas are beyond the scope of this inspection. Disclose any additional information if this unit is operational or if repairs are needed.

- I do not see an electrical disconnect for the spa - be sure there is a disconnect within sight of this spa

### I-5 Interior: POST ADJUSTMENT CONTROLS

I noted a number of places where large timber posts are adjustable - see for example below the south spiral stairs.

✓✓ **I-8 Interior: SCREENING ROOM**
A screening room was noted in the basement. Disclose toa  buyer any special information about the equipment and needed maintenance for this system and room.

✓✓ **MB-2 Main Bathroom: WATER DAMAGE BELOW MAIN BATH SHOWER - TESTED DRY**
Water damaged plywood and water stains were noted below the main bath shower. This tested dry at the time of inspection. I suspect this is from a prior leak/failure of the main bath shower. The shower looked newer.
**Recommendation**
Disclose any additional information about prior repairs.

## Notes

📌 **GA-1 Garage - Attached:** Typically garages require sheetrock fire separation between the garage and the living space. Presumably the solid wood walls would have been approved as they are so thick.

📌 **DG-2 Detached Garage :** The detached garage has plastic roll up garage doors.

📌 **ES-1 Electric Service:** These images show electric permits found during inspection.

📌 **ES-2 Electric Service:** This shows the 200 amp electrical service in the garage. This is located in the west side room. GFCI protection is located here.

📌 **ES-4 Electric Service: MODERN AFCI PROTECTION IS A SAFETY IMPROVEMENT**
AFCI (arc fault protection) is now required on all branch circuits supplying outlets or devices installed in residential dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas. The goal of this protection is to reduce risks of electrical fires. Consult with a licensed electrician about improving circuit protection as desired. I would consider this improvement in the context of other electrical repairs or upgrades. ***Please note that if you add or replace receptacle outlets to the existing system, they should comply with modern AFCI standards.***

📌 **ES-7 Electric Service: MANUAL TRANSFER SWITCH FOR A GENERATOR**
This home has a transfer switch for a generator for backup electric power supply - see the manual transfer switch on the exterior of the building to back-feed the panel. Generator systems are beyond the scope of this inspection. I recommend disclosing more information regarding the operation and maintenance of this system. Generators need to be run and serviced regularly to ensure reliable operation.

- This appears to be a diesel generator. I did not see a large tank for this, just a small portable fuel tank.

📌 **P-6 Plumbing: CIRCULATION PUMP NOTED**
The water heating system has a circulation pump - see in the garage. These are designed to run the hot water to fixtures to reduce wait times for hot water. Some systems are designed where the hot water preps are run in a loop. Other systems employ the cold water line as a means of creating a

loop. This appeared to be operating at the time of inspection. For improved efficiency, these are often put on timers so the pump can be timed to go off at night and in the middle of the day. I noted a timer for the pump - I recommend setting it as desired, so the pump is operating during your likely hot water demand times.

📌 **P-8 Plumbing:** For more information about septic systems and how they work, please see this web site from the EPA - a homeowners guide to on-site septic systems:

📌 **I-4 Interior:** Stair Illustrations show modern safety standards.

📌 **K-4 Kitchen:** **HIGH LOOP NOTED**
No air gap was noted for the dishwasher waste line, but they did run a high loop. This is not done to general standards but is generally satisfactory, and many jurisdictions in the state allow for simply a "high loop" installation.

📌 **A-2 Attic:** Note that this house is all vaulted ceiling. There is a loft space, but this is not an attic as it is inside the thermal envelope.

📌 **A-4 Attic:** The accessible exhaust fan vents in the attic were noted to be correctly terminating to the exterior where visible.

## *Descriptions*

***G-9 Grounds:*** *The property has a fencing system in place. Inspection and evaluation of fencing is beyond the scope of a home inspection. If the fencing system is important for your use of this property, I recommended a self-examination to see how it will meet your needs. I may make cursory comments about fencing as a courtesy.*

***E-1 Exterior:*** *This building has been constructed of logs, often called log home construction. Log homes have a beautiful appearance, but they can require regular maintenance to ensure the logs do not get damaged from water and wood destroying organisms. Common maintenance issues include:*

- ***Re-chinking.*** *Chinking is essentially a glorified caulking system, typically applied over a backer rod that helps seal up the gaps between the logs. Over time, the chinking can fail, allowing inspects and water into the logs assembly.*
- ***Sealing checking in logs****. Logs usually develop a single dominant crack, the location of which can be controlled by kerfing the log (making a saw cut down the length of the log). Checks or cracks in logs provide an opening for water and wood destroying organisms. Keeping exterior cracks sealed is critical log home maintenance.*
- ***Treating for wood destroying organisms and managing conducive conditions****. From carpenter ants to anobiid beetles to wood decay, wood logs are vulnerable to a host of wood destroying organisms. Many companies that specialize in log home maintenance use treatments such as Borate finishes that can help reduce risks from wood destroying organisms.*
- ***Replacing rotted areas or damaged logs****. If logs get too much moisture or inspect damage, they may require replacement. Log home restoration work can be expensive.*

***Expect some floors that are not level and walls that are not plumb****. In addition to critical exterior maintenance, log homes typically suffer from some amount of movement and settlement as the logs*

*expand and contract with moisture content and age. Most log homes have at least a few areas of uneven floors and walls that are not plumb. This can even be the result of logs drying differently on the outside of the log compared to inside.*
***Expect challenges for sealing and renovating**. Log homes can also present challenges for renovation as there are fewer walls and building cavities to run wires and pipes. Log homes are also difficult to air-seal reliably as the logs are expanding and contracting and often gaps open up to allow air, moisture or insects.*
*Local log home companies include:*

- *Northwest Loghome Care*
- *Northwest Log Homes in Squim*
- *Precision Craft Log and Timber Homes*

***DPB-1* Decks, Porches and Balconies:** *To see a prescriptive guide for residential wood deck construction click this link:*

***RCG-1* Roof, Chimney and Gutters:** *Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction, or is penetrated. During the inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during the inspection will be reported below if found.*

***RCG-2* Roof, Chimney and Gutters: Metal roofing:** *The life expectancy of metal roofing materials can vary from 20–50 years, depending on the method of manufacture, thickness, of the roofing material, the quality of the installation, and the roof design and exposure. Maintenance for metal roofs is often dictated by the manufacturer and recommended maintenance procedures can vary depending on whether the roof material is painted, has zinc all the way through, or whether it is thinner sheet metal with painted-on weather protection. Some roofs only require debris to be cleaned off to prevent water damming. Others have proprietary cleaning methods to prevent damage to coatings and may require touch-up of corrosion to prevent corrosion from causing leaks.*

***FSD-1* Fuel Storage and Distribution:** *This shows the propane shutoff at the propane tank.*

***FSD-2* Fuel Storage and Distribution:** *A sticker for Ferrell Gas @ 800-441-3444 was noted on the fill lid.*

***ES-8* Electric Service:** *During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.*

***ES-9* Electric Service:** *During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building are required to be "bonded" (connected) to the the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on*

*the system) to earth, and to provide a pathway to trip a breaker in the event that these bonded metallic components became energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor and they will be documented as repair items in the observations below if discovered.*

***ES-10* Electric Service:** *Bonding connections were noted on the water pipes.*

***EDF-3* Electric Distribution and Finish:** *During inspection I make an effort to test and inspect all accessible electric receptacles and switches. In general, the scope of testing is directly related to access; where personal belonging and furniture obstruct access to receptacles and fixtures, fewer of them can be reasonably tested during inspection. All defects found during inspection today will be listed in this report. Inspection/testing of the electrical system can be challenging. It should be anticipated that not all defects will be discovered and that some issues found may actually not be defects at all. Tools used to verify proper wiring and function can vary wildly in reliability/consistency. The kinds of tools that could be used to confidently analyze the system and its function cannot typically be done in the context of a Standard Home Inspection. I look for indications of issues, based on the age of the home, types of wiring systems used etc, as well as personal experience and by testing with a variety of common tools. Issues identified, will be further discussed with recommendations in the electrical section below.*

***EDF-6* Electric Distribution and Finish:** *The installation of carbon monoxide alarms is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cooktops, gas fireplaces and wood stoves. In addition, Washington State law (WAC 51-51-0315) now requires UL 2034 approved carbon monoxide alarms in* ***ALL*** *homes and condominiums being sold in Washington State. The location should be:* ***at least one alarm outside of all sleeping areas and one on each floor of the house****. Best practices are to have these alarms hardwired with a battery back-up - though requirements are for the installation to meet manufacturer's specifications. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and even death. Alarms have a useful service life of roughly 6 years, so changing them more frequently than smoke alarms is recommended.*

***EDF-9* Electric Distribution and Finish:** *During the home inspection, I try and test a representative sample of the smoke alarms by using the test button on the alarms. This is NOT an accurate test of the sensor, just a test to see if the unit is powered. For reliability, fire marshals recommended updating smoke alarms every ten years and changing batteries bi-annually. The latest data indicate that we should be using photoelectric technology in our smoke alarms for improved fire detection and reducing problems with false alarms, which can lead to disabling of this critical safety system. Unfortunately, the alarms must be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal fire safety, I recommend taking control of these critical safety devices and learning about how to service and maintain your smoke alarm system to keep the building occupants safe. For more information, please read this link. For more information, please read this link.*

***HCFV-1* Heating, Cooling, Fireplaces and Ventilation:** *This shows the data plate from the boiler.*

***HCFV-4* Heating, Cooling, Fireplaces and Ventilation: *PEX TUBING***
*The heating distribution plumbing in this home has been done using a PEX tubing system. PEX is a polyethylene tubing that has been installed for many years. Recently, some of these PEX systems have*

*been having failure problems, especially as relates to fittings and installation techniques. Several manufacturers that have been involved in litigation are: Zurn and Q-PEX fittings, IPEX, Ultra PEX and Kitec. The products installed here are Uponor. I did a quick web search and found some information on an Uponor / Wirsbo lawsuit. It is difficult to know the risks that could be associated with this. It can be hard to distinguish genuine problems from hungry attorneys. Consult with a qualified heating contractor or plumber for additional information.*

***HCFV-7* Heating, Cooling, Fireplaces and Ventilation:** *Determining proper ventilation to the exterior from kitchen, bath, and laundry fans can be tricky as exhaust fan ductwork is often concealed behind finishes and fan terminations can be all over the house from the roof to the foundation, presenting difficulties for systematically checking every fan termination. During inspection, every effort is made to verify proper terminations of fan vents to the exterior, but it is possible to miss something here that is latent or concealed.*

***HCFV-10* Heating, Cooling, Fireplaces and Ventilation:** *The wood burning fireplace has a flue damper up inside. This is designed to keep cold air out of the house when the fireplace is not in use. Be sure to keep the flue damper closed during the heating season when the fireplace is not in use to prevent heat loss.*

***P-1* Plumbing:** *This shows the location of the main water shut off located in the basement.*

***P-3* Plumbing:** *Copper water supply pipes were installed. Copper pipes installed prior to the late 1980's may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. Note that testing for toxic materials such as lead, is beyond the scope of this inspection. Consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:*

- *Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours*
- *Install appropriate filters at points of use*
- *Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water*
- *Treat well water to make it less corrosive*
- *Have a qualified plumber replace supply pipes and/or plumbing components as necessary*

***P-4* Plumbing:** *This building has PEX tubing used for supply piping. Crimp ring connections on PEX pipe have very specific installation guidelines and most of these connections will not be visible at the time of inspection (just like any other type of pipe fitting). It is beyond the scope of this inspection to evaluate a significant number of these connections.. Any leaking noted at fittings should result in more careful inspection of all of the plumbing system by a licensed plumber that is experienced in the installation of these types of connections*

***WH-3* Water Heaters:** *A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here*

*shows a typical TPRV. They may also be found on the side of the heater on some models. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPRV should be replaced immediately by a licensed plumber.*
*Due to inconsistencies between both UPC and IPC Plumbing codes, and water heater manufacturer's instructions, and TPRV manufacturer instructions, it is not actually possible to install the drain from the Water Heater TPRV "properly." There are conflicts with distance of termination to the floor/ground, types of pipes approved, and diameters of pipes approved. Additional confusion is added when jurisdictional inspectors approve installations/materials specifically not allowed by both codes and manufacturers. My recommendations will vary depending on the installation and will be included in the applicable narratives below.*
*Most codes defer to manufacturer instructions and I favor those recommendations. The yellow tag on the valve states clearly the termination should be 6" above the floor which is more consistent with the UPC code requirements.*

***WH-4* Water Heaters:** *The water temperature was tested multiple times during inspection. It is common for water temperatures to fluctuate throughout the house depending on the distance from the water heater, the water heater settings, the type of water heater and any thermostatic controls used in the plumbing fixtures and mixing valves. For reporting, the median temperature is used.*

***LF-3* Laundry Facilities:** *During inspection, I try and run the clothes washing machine. This is mostly so that I can push water down the drain to test the waste piping system. Running the clothes washer during an inspection is not a reliable test of the appliance. I am not actually doing a load of laundry, so please note the limitations of this test.*

***LF-4* Laundry Facilities:** *Proper dryer exhaust venting is critical for safe and reliable performance from the dryer. Here are some basic rules of thumb for dryer exhaust duct installation: Unless a vent-free appliance is being used, the dryer exhaust vent must terminate outdoors. It should be no more than 25 feet long and for every 90 degree turn subtract 5 feet and for every 45 degree bend subtract 2.5 feet. Use only smooth-wall metal vent pipe @ 4 inch pipe diameter. Do not use plastic pipe and plastic flex pipe. If a flexible connector is needed behind the dryer use a short amount of corrugated metal pipe. If the exhaust duct is getting pinched behind dryer, consider use of a dryer vent box, pictured here. Flex and corrugated pipes should never be used in concealed spaces such as through walls or in attic or crawl spaces. Insulate dryer exhaust duct where it passes through unconditioned spaces to prevent condensation that could hasten lint build-up inside the pipe. Do not use screws to connect pipe as these can trap lint. Secure duct with foil tape as needed. Be sure duct is sleeved properly so that it will not trap lint and clean the vent regularly, especially if it is a long exhaust run.*

***A-5* Attic:** *Attic and roof cavity ventilation is a frequently misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 to 150 of the attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is an over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces, which are traditionally insulated and ventilated are:*

1. ***Make sure the ceiling between the living space and the attic is airtight***
2. *Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting*
3. *Upper roof cavity venting is less important and if over-installed can exacerbate air migration into the attic from the living space.*

4. *Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.*

*For more information, please see: Link*

***CS-1 Crawl Space:*** *This house has three crawl spaces all accessible on the east side of the basement.*

***CS-3 Crawl Space:*** *During inspection of the crawl space, every effort is made to inspect the entire space. Visual inspection of crawl spaces is difficult and limited as access is often restricted by pipes, ducts and sub-floor insulation as well as limited clearances.*

***SB-1 Structure and Basement:*** *Signs of seismic protection were noted during the inspection. This inspection is not a cohesive analysis of seismic engineering, but I do look for signs of seismic protection.*

# The Complete Report

# General Comments

## Building Characteristics, Conditions and Limitations

**Type of Building :** Single Family (2-story), Basement
**Approximate Square Footage:** 7581
**Approximate Year of Original Construction:** 2004
**Attending the Inspection:** Seller and Listing Agent
**Occupancy:** Occupied

> This home was occupied at the time of the inspection. Inspection of occupied homes presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during inspection to work around belongings to discover as much as possible about the house without moving or damaging personal property, however, the presence of personal items does limit the inspection.

**Animals Present:** No
**Weather during the inspection:** Clear, Dry
**Approximate temperature during the inspection:** Over 65[F]
**Ground/Soil surface conditions:** Dry
**For the Purposes of This Report, the Front Door Faces:** East

# Grounds

## General Grounds Photos

## Drainage and Site

**Clearance to Grade:** Standard

**Downspout Discharge:** Below grade

**Site Description:** Steep Bank (Soils Engineer Recommended - No Red Flags - Due Dilligence)

**(G-3) Repair:**

The catch basins are clogged with organic debris and require cleaning to ensure reliable performance of the drainage system.

*Cleaning the catch basins around the property is recommended*

**(G-2) Completed: STEEP BANK ON SITE**

A steep bank exists on this property. An evaluation of soil stability is beyond the scope of this inspection. I recommend disclosing any information you have about the soil conditions on this

property and any soils engineering records if they exist. A buyer may wish to seek additional information about the soils here.

✓✓ **(G-4) Completed:**
A large drain pipe noted going down the hillside. Disclose to a buyer any site drainage information.

*A large drain pipe noted going down the hillside*

## Window and Stairwells

None Noted

## Driveways/Walkways/Flatwork

**Driveway:** Concrete
**Walkways:** Concrete
**Patios:** Concrete

## Grounds, Trees and Vegetation

**Trees/Vegetation too near building:** No

**(G-5) Recommended Maintenance:**

**TREE AND VEGETATION PRUNING - NORTH SIDE**

Pruning trees, branches and vegetation away from the building is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept 1-foot off the house to eliminate contact which could trap moisture against the building.

*Pruning trees and vegetation off the building is recommended*

## Exterior Stairs

**Exterior Stairs:** Standard, Under construction

**(G-6) Repair:**

One of the stone yard stairs is out of position by the spa this could be a trip hazard. Repair as needed.

*One of the stone yard stairs is out of position by the spa this could be a trip hazard.*

## Beach Stairs

**BEACH STAIRS NOTED**

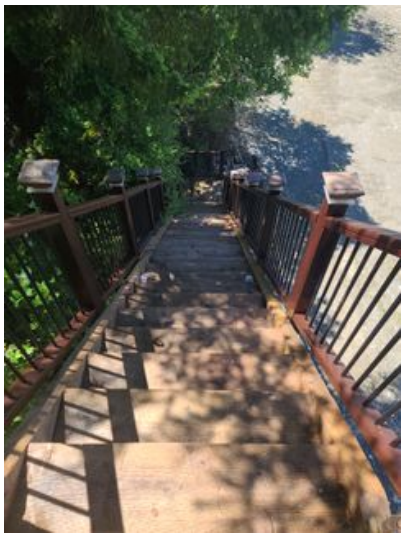
Evaluation of beach stairs is beyond the scope of this inspection. Beach stairs seldom conform to modern safety requirements and they are often constructed in challenging settings and exposed to the weather. This makes beach stairs a common area for safety and maintenance concerns. Several items were noted during a cursory visual inspection:

- The stair treads have openings larger than the required 4-inches between treads
- Riser heights are not even - they should be within 3/8th of each other
- The guard system is incomplete for the stairs
- The graspable handrail is not continuous.

**Recommendation**

Consult with a qualified genera contractor about options for improving beach stairs as desired for improved safety and reliability. I list as an incomplete item as I believe a railing system was scheduled for installation.

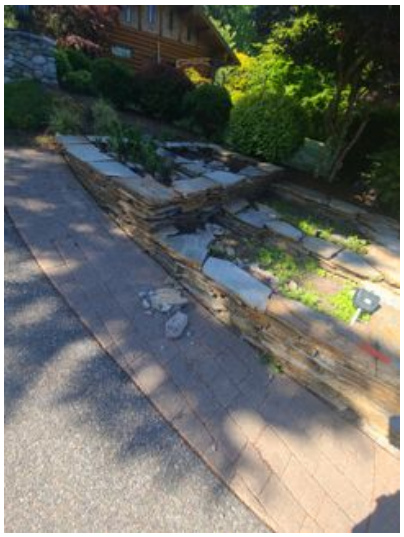
*Apparently there is a metal guard system that is going to be installed for the beach stairs*



## Retaining Walls

**Retaining Wall Material:** Stone

A number of small repairs are underway to the stone retaining wall. Complete repairs as needed.



## Fences

**Exterior Fencing:** Partial fencing noted

> ***(G-9) Description:*** *The property has a fencing system in place. Inspection and evaluation of fencing is beyond the scope of a home inspection. If the fencing system is important for your use of this property, I recommended a self-examination to see how it will meet your needs. I may make cursory comments about fencing as a courtesy.*

## Outbuildings, Trellises, Storage Sheds, Barns

Shop/ garage and we'll housr

**WELL HOUSE**

Carpentry repairs window to the exterior of the wellhouse.
Complete carpentry repairs prior to listing.

**GRILLING OUTBUILDING**

A weathered in building was noted at the NW corer of the property. This looks set up as an outdoor cooking area. The equipment here is beyond the scope of this inspection. I would disclose to a buyer more information about these systems. Also, it seems that posts are in the midst of being re-finished. Complete refinishing here as needed.

# Exterior

## Siding and Trim

**Trim Material:** Wood

**Siding Material:** Logs

**(E-2) Recommended Maintenance: EXTERIOR LOG MAINTENNACE RECOMMENDED**

A review of the logs during inspection showed a well-maintained exterior, but some maintenance will be needed in the near term. This is common. The exterior of logs should be well-maintained to prevent decay and insect damage, especially where logs are exposed to weather. Maintenance items noted during inspection include:

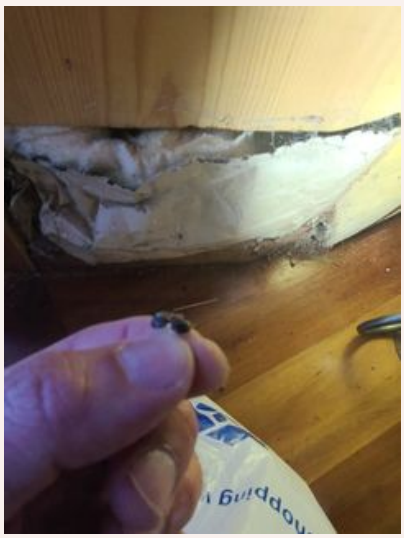
- Caulking to failure noted at the water side of the building
- Trim wood is missing an incomplete the water side deck door
- A dead carpenter ant was noted inside in this area.
- Exterior finishes are deteriorating in some exposed locations. This shows the water side deck door
- Minor cracks are developing in the sealant used to seal checks in sun-exposed logs - re-sealing will be needed soon.
- Stain failure noted in several places
- Exit holes noted in the logs on the south stairs and the entry posts. These may be old or even original.... difficult to determine

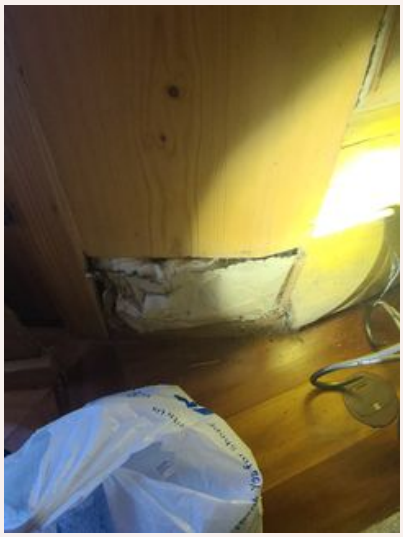
- Exit holes noted in the large log at the south side spiral stairs. He's look like carpenter aunt exit holes.
- Exterior doors need refinishing at the second floor balconies

**Recommendation**
Hire a qualified log home maintenance specialist to further evaluate and implement repairs / maintenance as recommended. Also, disclose to a new owner who has been used for maintenance and any products used for exterior maintenance. .

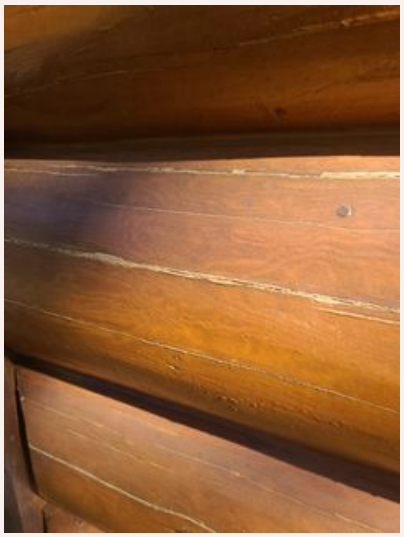

*Caulking to failure noted at the water side of the building*


*Trim wood is missing an incomplete the water side deck door*


*A dead carpenter ant was noted inside in this area.*



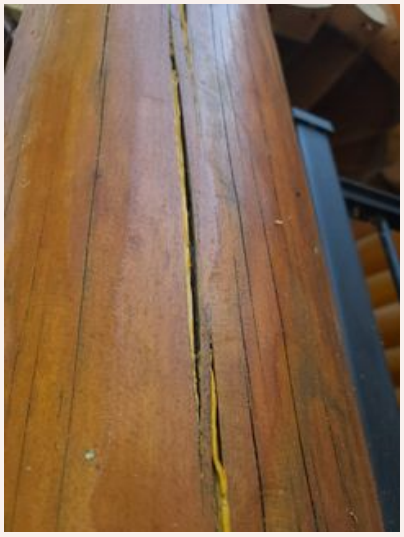

*Exterior finishes are deteriorating in some exposed locations. This shows the water side deck door*



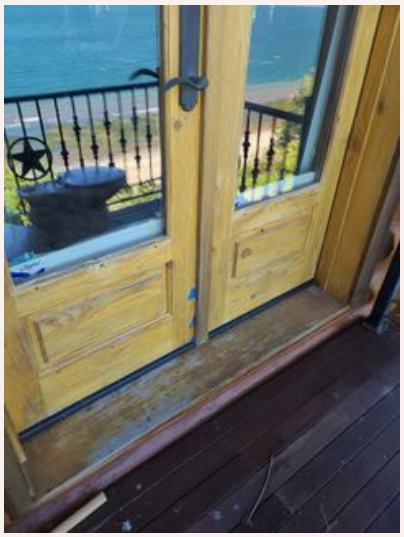
*Minor cracks are developing in the sealant used to seal checks in sun-exposed logs - re-sealing will be needed soon.*

*Stain failure noted in several places*

*Exit holes noted in the logs on the south stairs and the entry posts. These may be old or even original.... difficult to determine*



*Exit holes noted in the large logs at the entry*



*Exterior doors need refinishing at the second floor balconies*

***(E-1) Description:*** *This building has been constructed of logs, often called log home construction. Log homes have a beautiful appearance, but they can require regular maintenance to ensure the logs do not get damaged from water and wood destroying organisms. Common maintenance issues include:*

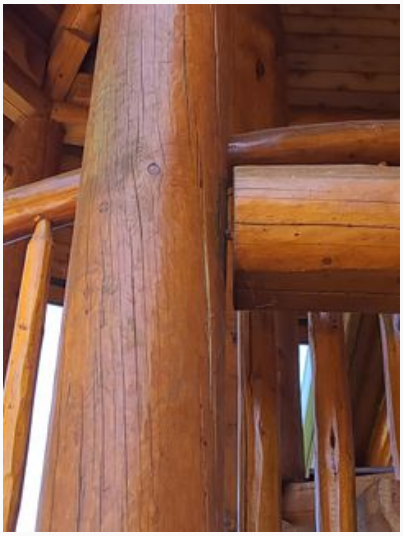
- ***Re-chinking.*** *Chinking is essentially a glorified caulking system, typically applied over a backer rod that helps seal up the gaps between the logs. Over time, the chinking can fail, allowing inspects and water into the logs assembly.*
- ***Sealing checking in logs****. Logs usually develop a single dominant crack, the location of which can be controlled by kerfing the log (making a saw cut down the length of the log). Checks or cracks in logs provide an opening for water and wood destroying organisms. Keeping exterior cracks sealed is critical log home maintenance.*
- ***Treating for wood destroying organisms and managing conducive conditions****. From carpenter ants to anobiid beetles to wood decay, wood logs are vulnerable to a host of wood destroying organisms. Many companies that specialize in log home maintenance use treatments such as Borate finishes that can help reduce risks from wood destroying organisms.*
- ***Replacing rotted areas or damaged logs****. If logs get too much moisture or inspect damage, they may require replacement. Log home restoration work can be expensive.*

***Expect some floors that are not level and walls that are not plumb****. In addition to critical exterior maintenance, log homes typically suffer from some amount of movement and settlement as the logs expand and contract with moisture content and age. Most log homes have at least a few areas of uneven floors and walls that are not plumb. This can even be the result of logs drying differently on the outside of the log compared to inside.*

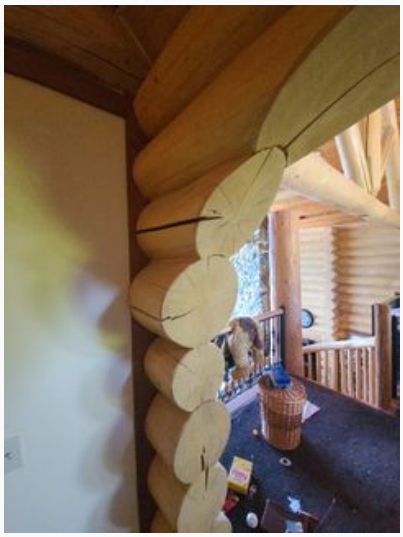
***Expect challenges for sealing and renovating****. Log homes can also present challenges for renovation as there are fewer walls and building cavities to run wires and pipes. Log homes are also difficult to air-seal reliably as the logs are expanding and contracting and often gaps open up to allow air, moisture or insects.*

*Local log home companies include:*

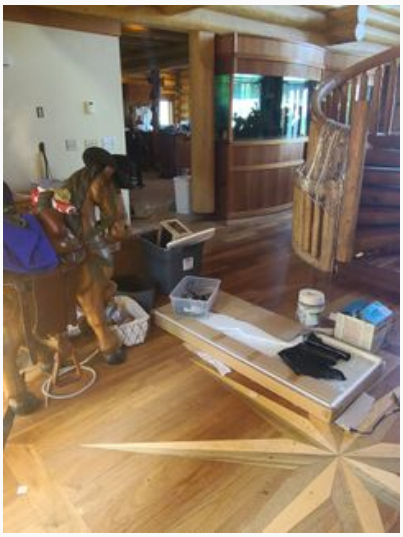
- *Northwest Loghome Care*
- *Northwest Log Homes in Squim*
- *Precision Craft Log and Timber Homes*



*Cracks like these are known as checking - this is typical in log homes*



*Humps were noted in the floor at the entry and the east side of the kitchen by the pantry and the way to the garage*



*Exposed logs have metal flashings for protection*

## Eaves

Tongue and groove

## Exterior Doors

**Exterior Door Styles:** Solid core

## Exterior Window Frames

**Window Frames:** Clad Exterior

# Decks, Porches and Balconies

## Wood Decks Porches and Balconies

Present

> ***(DPB-1) Description:*** *To see a prescriptive guide for residential wood deck construction click this link:*

**Structure:** Ground contact treated lumber, Non-treated lumber
**Ledger Board:** Standard

**Guardrail:** Non-standard
**Decking Material:** Hardwood
**Posts, Beams and Footings:** Not Fully Visible, Inspected

### COMPLETE REPAIRS AND UPDATES TO THE WEST DECK

This building has a large deck on the water side of the building. This is done with a combination of timber framing beams and pressure-treated floor joists with hardwood lumber for decking. The deck was in the middle of being repaired at the time of inspection. I noted a number of incomplete items; please see attached photos on the list below. I recommend hiring a qualified general contractor to further evaluate and complete repairs to this deck. Examples of specific items noted during the inspection include:

- The fascia board at the southwest corner of the water side deck is incomplete.
- New stairs to the water side deck where under construction at the time of inspection. Complete installing stairs as needed.
- There seems to be some temporary framing still installed below the water side deck. Complete deck repairs and remove temporary framing as needed.
- Incomplete stairs noted on the north side of the water deck.
- A number of loose decking boards for noted at the waterside deck. Secure as needed.

*The fascia board at the Southwest corner of the water side deck is incomplete.*

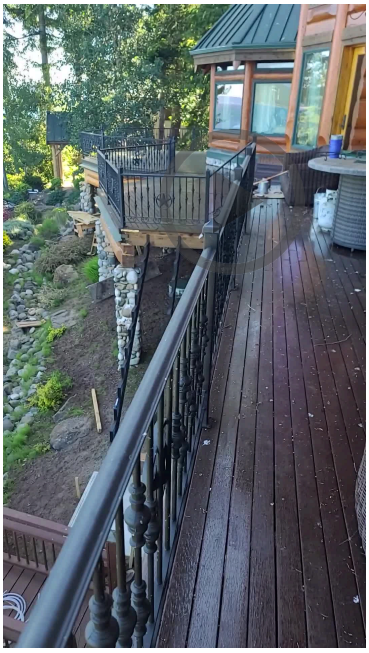
*New stairs to the water side deck where under construction at the time of inspection. Complete installing stairs as needed.*

*There seems to be some temporary framing still installed below the water side deck. Complete deck repairs and remove temporary framing as needed.*

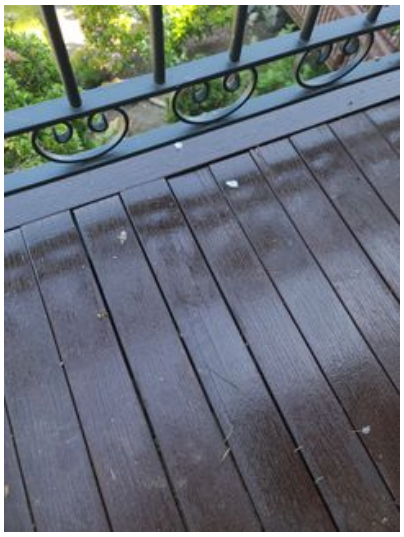





*Incomplete stairs noted on the north side of the water deck.*



*(This video is only viewable online.)*



*A number of loose decking boards for noted at the waterside deck. Secure as needed.*

## Concrete Decks, Stoops, Landings and Porches

**Concrete Structure:** None noted

## Water-Resistant Decks and Balconies

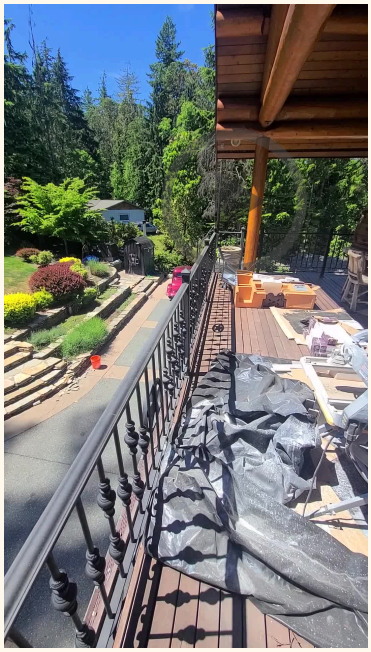
**Water Proof Surfaces:** Present, Wood over membrane - water-proof membrane not visible below the

decking surface

**(DPB-3) Repair:**

**LOOSE GUARDRAIL - EAST BALCONY**

The guardrail system for the east side balcony is loose. Secure as is feasible.



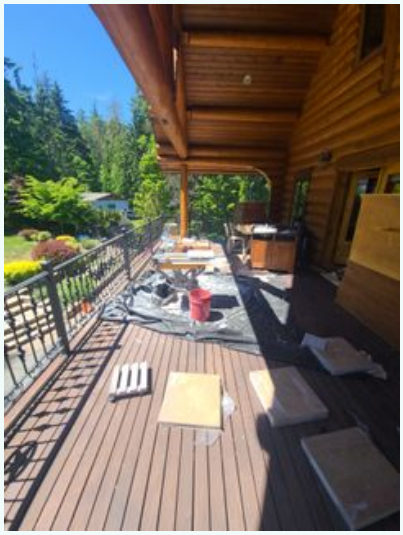
*(This video is only viewable online.)*

**(DPB-4) Completed:**

**DISCLOSE INFORMATION ABOUT THE EAST BALCONY MEMBRANE**

This building has a deck finished with wood decking installed over a water-proof membrane. This is a tricky installation to inspect because the water proof membrane and drain paths for water are not visible below the finished surfaces. This type of decking system requires regular scheduled maintenance where the finished decking surfaces are lifted and selectively removed so the membrane and drain paths can be cleaned and inspected. Removing and re-installing finished decking surfaces is beyond the scope of this inspection, so inspection of this decking system was limited. Disclose any information about this system and any recent maintenance.

- note that most of this is covered by a nice roof system. The edges are exposed to the weather though.



# Garage - Attached

## Garage General

**Garage Type:** Attached

📌 **(GA-1) Note:**
Typically garages require sheetrock fire separation between the garage and the living space. Presumably the solid wood walls would have been approved as they are so thick.

*Typically garages require sheetrock fire separation between the garage and the living space. Presumably the solid wood walls would have been approved as they are so thick.*

## Garage Doors and Automatic Openers

**Overhead Garage Door Type:** Wood
**Automatic Garage Opener:** Present
**Garage Occupant Door:** Solid Wood

## Garage Floor

**Garage Slab:** Concrete

## Garage Stairs

**Garage Stairs:** Standard

## Vehicle Chargers

None noted

# Detached Garage

## Garage General

**Garage Type:** Detached

**(DG-1) Repair: WIRING CLEANUP REPAIRS - DETACHED GARAGE**

The detached garage could use around of wiring cleanup repairs. Examples of observations noted during inspection include:

- An open electrical junction box was noted in the garage storage room at the west side
- Missing cover plate for the light switch in the garage storage room
- Numerous open electrical junction boxes were noted in the garage. Cover as needed.
- Abandoned wiring noted in the ceiling of the garage at the east side
- An open neutral was noted on the west wall

*An open electrical junction box was noted in the garage storage room at the west side*

*Missing cover plate for the light switch in the garage storage room*

*Numerous open electrical junction boxes were noted in the garage. Cover as needed.*

*Abandoned wiring noted in the ceiling of the garage at the east side*

*An open neutral was noted on the west wall*

## Garage Doors and Automatic Openers

**Overhead Garage Door Type:** Roll up plastic doors

**Automatic Garage Opener:** None needed

📌 **(DG-2) Note:** The detached garage has plastic roll up garage doors.

## Garage Floor

**Garage Slab:** Concrete

## Garage Stairs

**Garage Stairs:** None noted

## Vehicle Chargers

None noted

# Roof, Chimney and Gutters

## Roof Materials

**Method of Roof Inspection:** Viewed with binoculars, Viewed at top of ladder
**Roof Style:** Gable
**Flashings, Valleys and Penetrations:** Present and Visually Standard

> ***(RCG-1) Description:*** *Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction, or is penetrated. During the inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during the inspection will be reported below if found.*

**Roof Covering Materials:** Metal standing seam

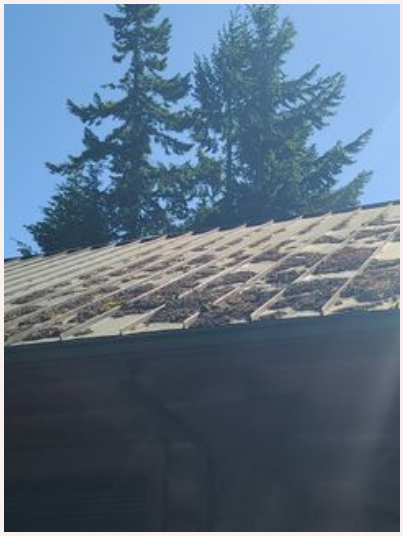
> ***(RCG-2) Description:***
> ***Metal roofing:*** *The life expectancy of metal roofing materials can vary from 20–50 years, depending on the method of manufacture, thickness, of the roofing material, the quality of the installation, and the roof design and exposure. Maintenance for metal roofs is often dictated by the manufacturer and recommended maintenance procedures can vary depending on whether the roof material is painted, has zinc all the way through, or whether it is thinner sheet metal with painted-on weather protection. Some roofs only require debris to be cleaned off to prevent water damming. Others have proprietary cleaning methods to prevent damage to coatings and may require touch-up of corrosion to prevent corrosion from causing leaks.*

*Monitor penetrations like these*

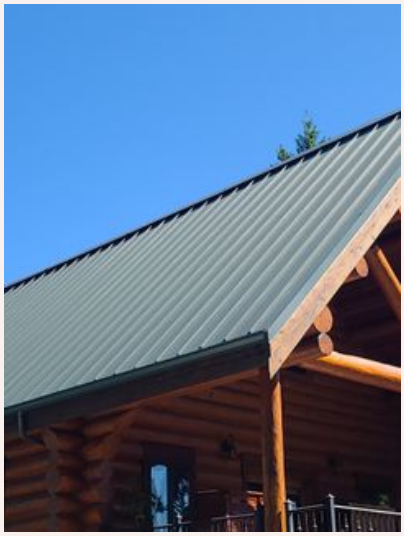
**Approximate Age of Roof Covering:** 20-25 Years
**Overlay Roof:** No

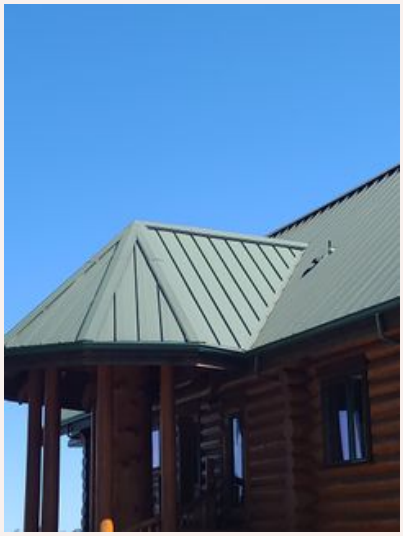
**(RCG-3) Recommended Maintenance: RECOMMENDED ROOFING MAINTENANCE**
The roofing material on this building is a standing seem metal roof. These are often rated as 35-year roofing systems. In practice, service life depends a great deal on the quality of the roofing materiel, the quality of the installation, the steepness of the roof, roof roof design and the amount of exposure. Visual inspection today revealed the need for roof repairs to ensure reliable performance from this roof. I recommend additional inspection of this roof by a qualified roofing contractor. Repair as recommended. Examples of observations noted during inspection include:

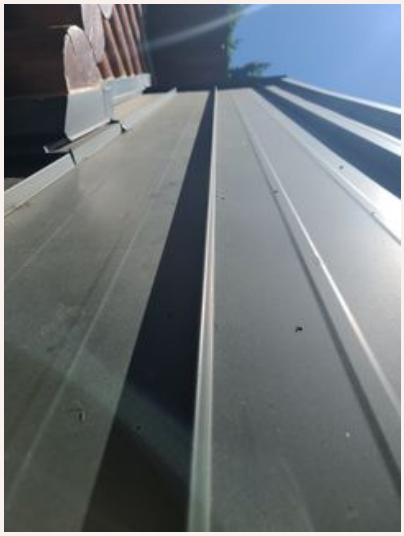
- Clean organic debris off the garage roof
- Be sure to keep this drain clear at the base of the dead valley - north of the entry

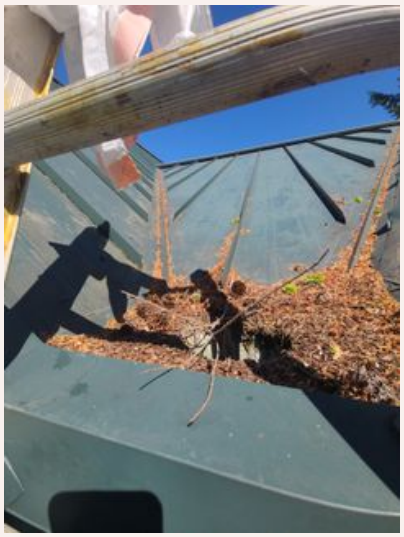


*Clean organic debris off the garage roof*









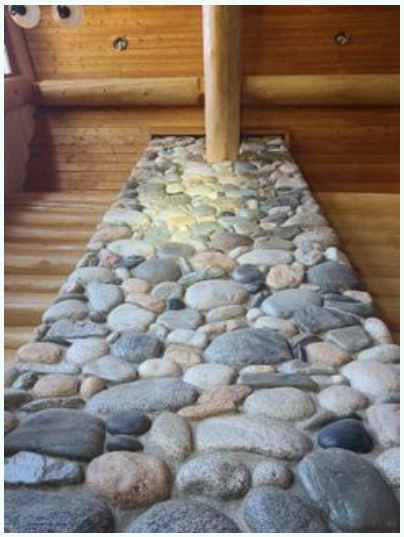
*Be sure to keep this drain clear at the base of the dead valley - north of the entry*

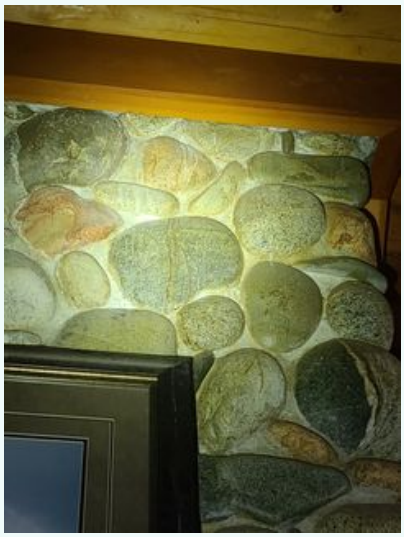
✓✓ **(RCG-4) Completed: WATER STAINS ON CHIMNEY**

Water stains were noted on the chimney in the bedroom side of the chimney. These were dry at the time of inspection.

**Recommendation**

Disclose any history of leakage and repair here. Chimney to roof junctures are common locations for leaks and can require ongoing maintenance.





*Water stains were noted on the chimney in the bedroom side of the chimney. These were dry at the time of inspection*

## Chimneys

Present

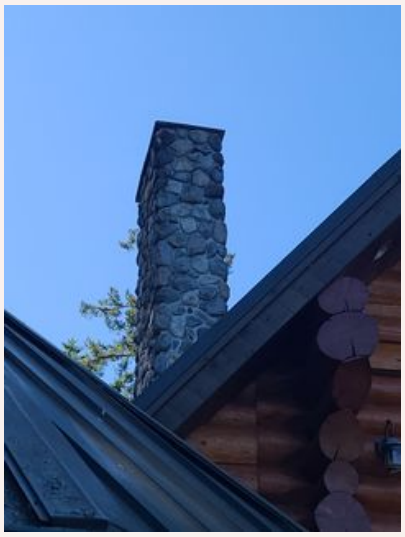
**Chimney Material:** Masonry

**Chimney Flue Liners:** Not visible

**(RCG-5) Recommended Maintenance: CHIMNEY CLEANING AND INSPECTION IS RECOMMENDED**

The NFPA (National Fire Protection Association) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. Level II inspections are not always needed, especially for short simple flues that can be inspected visually after a cleaning. If a chimney cleaning has not been performed over the past 12 months, such an inspection is recommended before the home changes ownership---for fire safety reasons. Implement any repairs as recommended.

*This is a masonry chimney system with prefabricated metal fireplaces.*



## Skylights

None noted

## Gutters and Downspouts

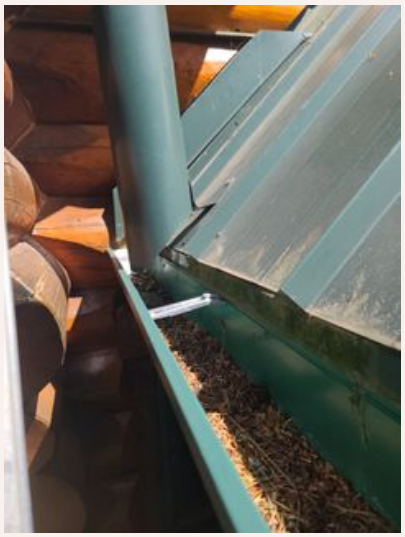
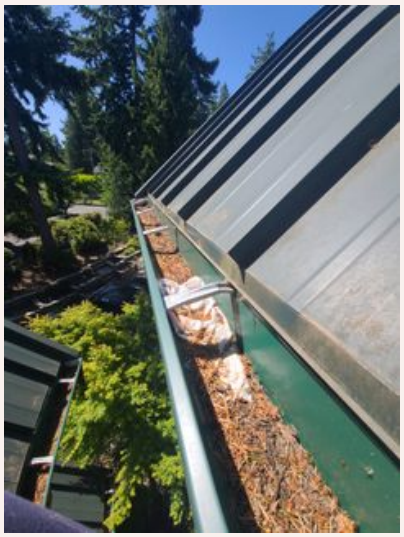
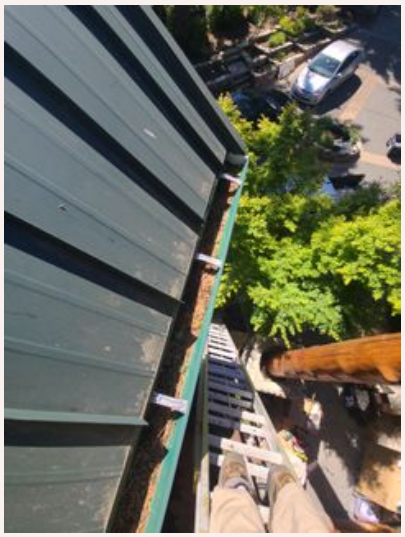
**Gutter and Downspout Materials:** Seamless Aluminum

**(RCG-6) Recommended Maintenance: ROOF AND GUTTER CLEANING NEEDED**

The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak-free and properly sloped to drain.

This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.



# Fuel Storage and Distribution

## Oil Storage

None noted

## Propane Storage

Present, Leased Tank Sticker Noted

***(FSD-2) Description:***
*A sticker for Ferrell Gas @ 800-441-3444 was noted on the fill lid.*


**Storage Type:** Below ground tank
**Propane Tank Size:** 500 gallons
**Propane Tank Location:** East yard
**Propane Shutoff Location:** At tank

***(FSD-1) Description:***
*This shows the propane shutoff at the propane tank.*

## Gas Meter

None noted

## Gas, Propane and Oil Piping

**Gas Piping Materials Noted:** CSST, Steel

# Electric Service

## Electric Service Permits Found

📌 **(ES-1) Note:** These images show electric permits found during inspection.



## Electric Service Voltage Tested

**Service Voltage:** 120/240

## Electric Service

**Service Entrance:** Below Ground
**Meter Base Amperage:** 200

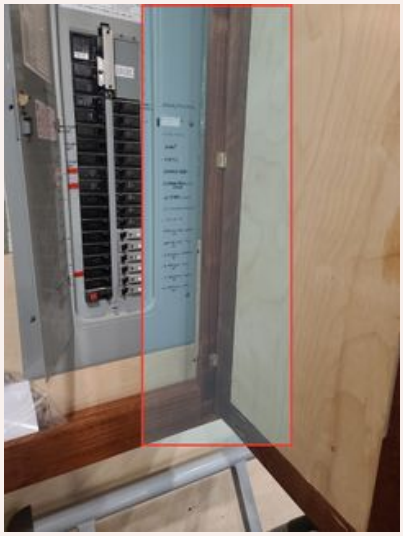
## Electric Service Equipment Garage

**Service Entrance (SE) conductor Size:** Aluminum, 4/0, 200 amps
**Main Panel Amperage:** 200 amps
**Electric Service Amperage:** 200 amps
**Main Electric Panel Location:** Garage
**Panel Manufacturer:** Cutler Hammer

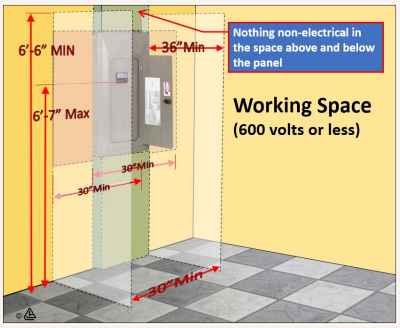
🛠 **(ES-3) Recommended Maintenance: INADEQUATE WORKING CLEARANCE FOR THE ELECTRIC PANEL**

An inadequate working clearance was noted in front of the electric panel. This presents a potential safety hazard, especially for people working on or inspecting the electric panel. A 30-inch wide and 36-inch deep unobstructed working clearance is recommended for improved safety. Relocate cabinets and storage as needed to ensure safe and reliable access.

- The cover for the panel obstructs access to the right side panel. This limited my inspection as I could not remove those right side screws to access the panel. Adjust / remove this cover as needed.



*The cover for the panel obstructs access to the right side panel. This limited my inspection as I could not remove those right side screws to access the panel. Adjust / remove tis cover as needed.*




📌 **(ES-2) Note:** This shows the 200 amp electrical service in the garage. This is located in the west side room. GFCI protection is located here.

## Electric Service Equipment - House

**Service Entrance (SE) conductor Size:** Aluminum, 4/0, 200 amps

**Main Panel Amperage:** 200 amps

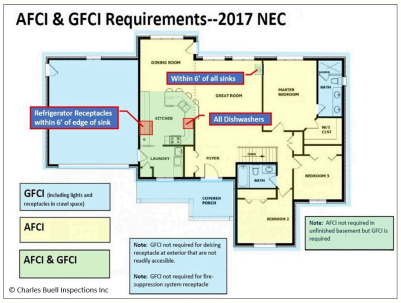
**Electric Service Amperage:** 2 @ 200 amps
**Main Electric Panel Location:** Basement
**Panel Manufacturer:** GE

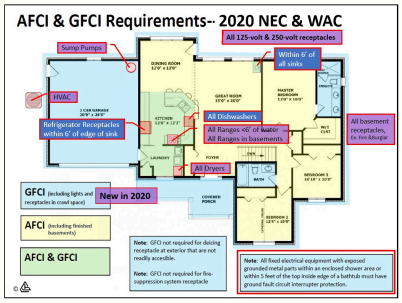
### (ES-5) Improve:
**NO SURGE PROTECTION FOUND**

No surge protection was noted at the electrical equipment today. The 2020 edition of the National Electric Code requires type I or type 2 surge protection on new or renovated homes. Though not adopted yet this code change reflects the growing complexity of electric appliances in our houses and the growing risk of damage to electrical equipment due to internal or external electrical surges. This short video explains more about electrical surges and surge protection. I recommend upgrading and adding surge protection for improved protection of the electrical appliances in this building. I would do this in the context of other electrical repairs or upgrades.

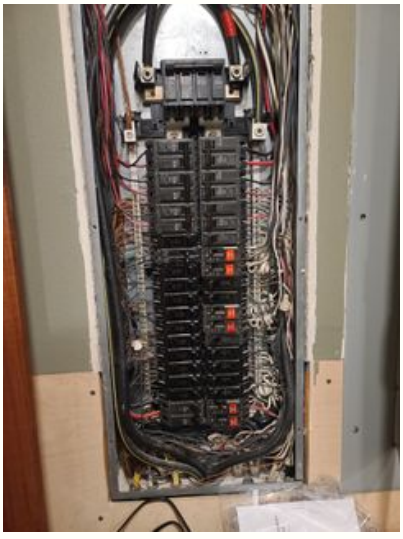
### (ES-4) Note: MODERN AFCI PROTECTION IS A SAFETY IMPROVEMENT

AFCI (arc fault protection) is now required on all branch circuits supplying outlets or devices installed in residential dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas. The goal of this protection is to reduce risks of electrical fires. Consult with a licensed electrician about improving circuit protection as desired. I would consider this improvement in the context of other electrical repairs or upgrades. ***Please note that if you add or replace receptacle outlets to the existing system, they should comply with modern AFCI standards.***



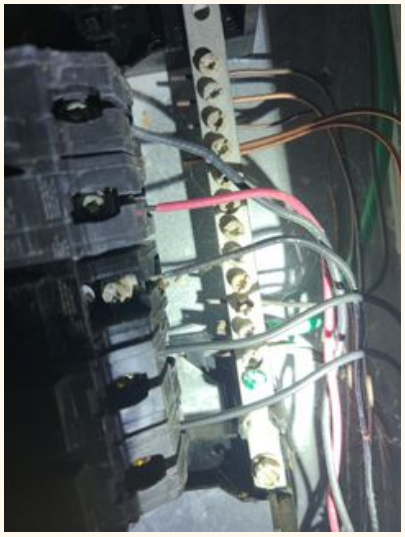

*I list both of these illustrations to provide a sense of how electrical safety standards change through the years.*



## Sub Panel - Well House

**Sub Panel:** Present
**Sub Panel Voltage:** 240 volt
**Service Conductor Size:** Copper, #6, 50 amps
**Sub Panel Amperage:** 50 amps
**Sub Panel Location:** Well House

**(ES-6) Repair: MILD CORROSION NOTED INSIDE THE WELL HOUSE PANEL**
Mild corrosion was noted to several of the circuits inside the sub panel for the wellhouse. This is often caused when chlorine is stored near by an electric panel. I also noted several open cover plates in the wellhouse as well as a dead rodent in the light switch. Implement rodent control work and wiring cleanup work for the well house. I would have the panel further investigated by the license electrical contractor and terminations repaired as deemed necessary.


*Mild corrosion noted on some of the conductors at the well house*

## Generator Equipment

**(ES-7) Note: MANUAL TRANSFER SWITCH FOR A GENERATOR**
This home has a transfer switch for a generator for backup electric power supply - see the manual transfer switch on the exterior of the building to back-feed the panel. Generator systems are beyond the scope of this inspection. I recommend disclosing more information regarding the operation and maintenance of this system. Generators need to be run and serviced regularly to ensure reliable operation.

- This appears to be a diesel generator. I did not see a large tank for this, just a small portable fuel tank.


*This appears to be a diesel generator. I did not see a large tank for this, just a small portable fuel tank.*

## Electrical Grounding System

Present - Could Not Confirm

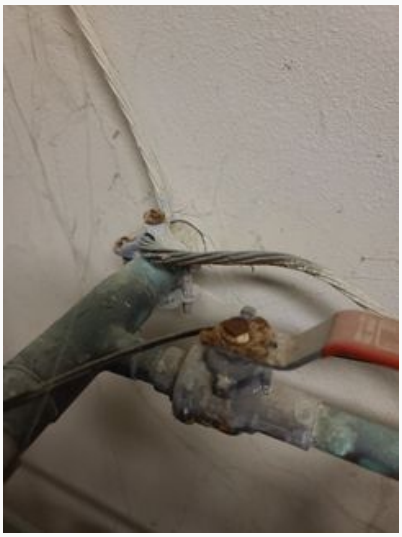
***(ES-8) Description:*** *During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.*

## Electrical Bonding System

Present - Could Not Confirm, Bonding Noted on Water Pipes

***(ES-9) Description:*** *During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building are required to be "bonded" (connected) to the the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth, and to provide a pathway to trip a breaker in the event that these bonded metallic components became energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor and they will be documented as repair items in the observations below if discovered.*

***(ES-10) Description:***
*Bonding connections were noted on the water pipes.*



# Electric Distribution and Finish

## Branch Wiring

**Wire Material:** Copper, Multi-strand Aluminum
**Wiring Method:** Non-metallic sheathed cable

**(EDF-1) Repair: WIRING REPAIRS NEEDED - HOUSE**
Overall, numerous repairs are needed to the wiring system. There is a long list here but most of these are small simple items. Examples of specific observations noted during inspection include:

1. Missing cover plates in the well house - also note the dead rodent
2. Open wiring was noted on the east side of the garage. This looks to be for a light fixture.

Complete installing a light as needed.

3. Electrical cover plates are missing in the laundry room
4. The cover for the light fixture is missing in the laundry room
5. Can light trims incomplete in the kitchen ceiling.
6. Missing electrical cover place not even in the powder bathroom
7. The lighting fixture in the main bedroom closet is incomplete. It seems to be missing a cover
8. Missing GFCI cover plate - main bath
9. The fan in the main bath is missing its cover
10. A light fixture is missing is covered in the upstairs south bedroom closet
11. I did not find controls for these ceiling fan and light on the south side bedroom
12. A loose receptacle was noted below the electric panels and the basement
13. Open wiring was noted in the basement and several locations
14. Open wiring and junction boxes loaded down in the movie theater room
15. Missing electrical cover plates all over the basement
16. The ceiling fan in the southeast bedroom did not respond to testing - I would make sure all ceiling fans and lights are operating prior to listing.
17. I did not find controls for the upper chandeliers in the south hallway

**Recommendation**

Hire a licensed electrical contractor to further evaluate and repair these items as needed. Please also see other items in the electrical chapters of this report.

- Whenever this many items are noted with the wiring system, it is possible that additional repairs could be needed that are latent or concealed.

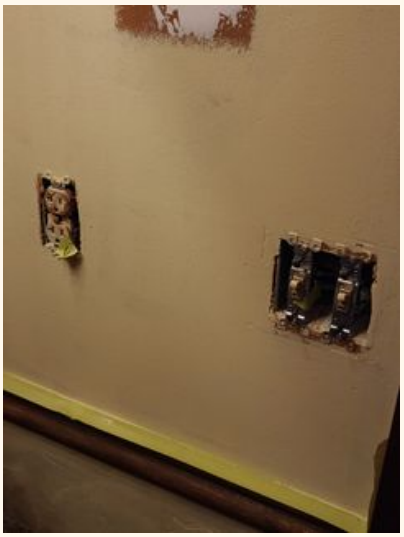
*Missing cover plates in the well house - also note the dead rodent*

*Open wiring was noted on the east side of the garage. This looks to be for a light fixture. Complete installing a light as needed.*

*Electrical cover plates are missing in the laundry room*

*The cover for the light fixture is missing in the laundry room*

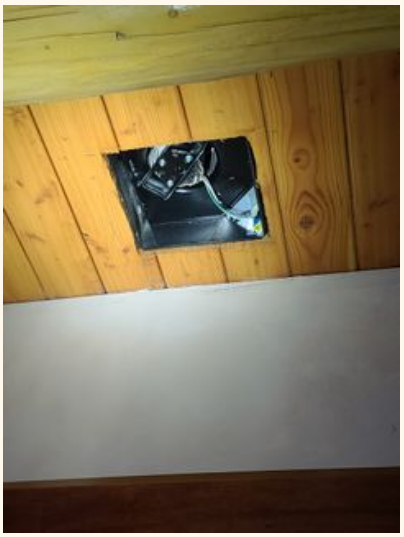
*Can light trims incomplete in the kitchen ceiling.*



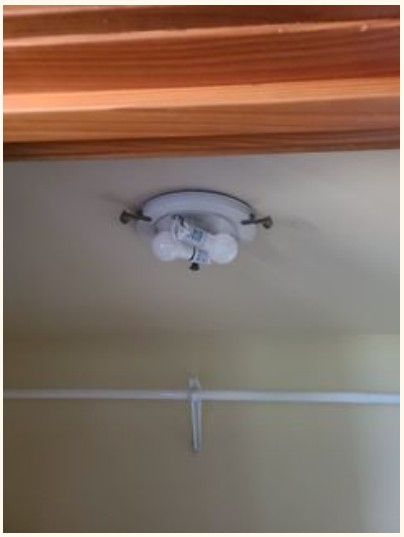
*Missing electrical cover place not even in the powder bathroom*

*The lighting fixture in the main bedroom closet is incomplete. It seems to be missing a cover*

*Missing GFCI cover plate - main bath*



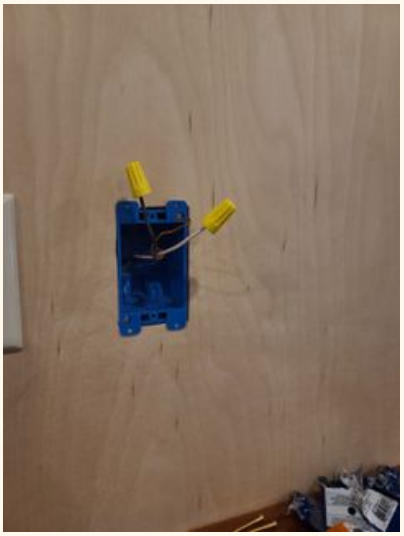
*The fan in the main bath is missing its cover*



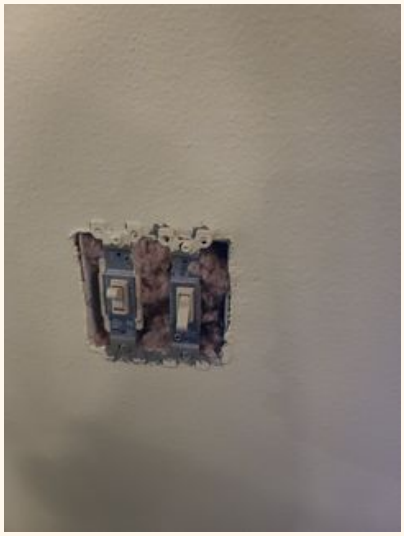
*A light fixture is missing is covered in the upstairs south bedroom closet*

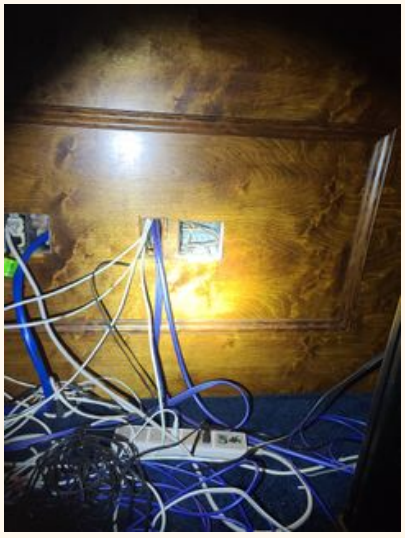
*I did not find controls for these ceiling fan and light on the south side bedroom*

*A loose receptacle was noted below the electric panels and the basement*

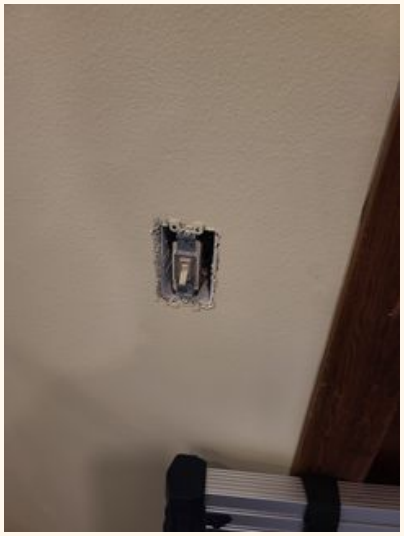


*Open wiring was noted in the basement and several locations*

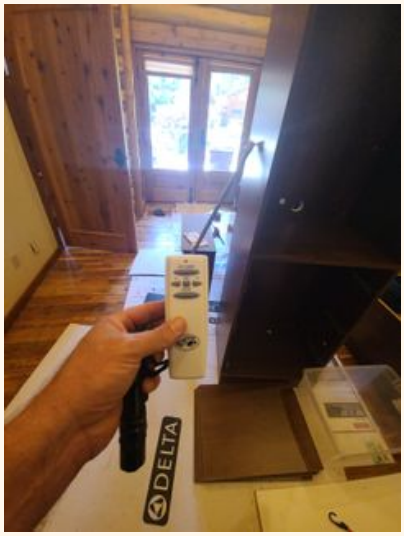




*Open wiring and junction boxes loaded down in the movie theater room*



*Missing electrical cover plates all over the basement*




*The ceiling fan in the southeast bedroom did not respond to testing.*

*I did not find controls for the upper chandeliers in the south hallway*

**(EDF-2) Repair: ABANDONDED WIRING NOTED IN A NUMBER OF PLACES**

Abandoned wiring was noted on the exterior of the building - see below the back deck. This should be eliminated or properly terminated inside a listed junction box. This was tested with a non-contact voltage pen and appeared to be energized. though this method of testing is unreliable and the circuit may not be energized. For optimal safety, all abandoned wires should be eliminated or properly terminated inside a junction box. During ins[ection I noted:

*Abandoned and energized wiring was noted below the deck on the south side of the building*

*Multiple areas of abandoned wiring renoded below the water side deck*

## Receptacles and Fixtures

**Inspection Method:** Tested All Accessible

***(EDF-3) Description:*** *During inspection I make an effort to test and inspect all accessible electric receptacles and switches. In general, the scope of testing is directly related to access; where personal belonging and furniture obstruct access to receptacles and fixtures, fewer of them can be reasonably tested during inspection. All defects found during inspection today will be listed in this report. Inspection/testing of the electrical system can be challenging. It should be anticipated that not all defects will be discovered and that some issues found may actually not be defects at all. Tools used to verify proper wiring and function can vary wildly in reliability/consistency. The kinds of tools that could be used to confidently analyze the system and its function cannot typically be done in the context of a Standard Home Inspection. I look for indications of issues, based on the*

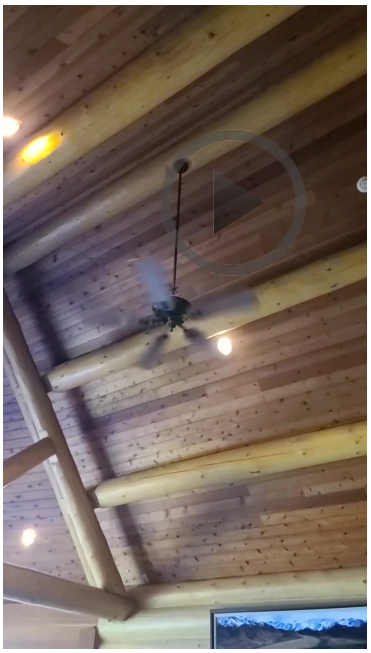
*age of the home, types of wiring systems used etc, as well as personal experience and by testing with a variety of common tools. Issues identified, will be further discussed with recommendations in the electrical section below.*

**Electric Receptacles:** Three wire receptacles

## Ceiling Fans

**Ceiling Fans:** Present and Tested

The ceiling fans were tested and operating during the inspection. If I could not get them on, this was noted elsewhere in this report.



*(This video is only viewable online.)*

## Smoke and Carbon Monoxide Alarm Systems

**CO Alarms:** None Noted

***(EDF-6) Description:*** *The installation of carbon monoxide alarms is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cooktops, gas fireplaces and wood stoves. In addition, Washington State law (WAC 51-51-0315) now requires UL 2034 approved carbon monoxide alarms in* ***ALL*** *homes and condominiums being sold in Washington State. The location should be:* ***at least one alarm outside of all sleeping areas and one on each floor of the house****. Best practices are to have these alarms hardwired with a battery back-up - though requirements are for the installation to meet manufacturer's specifications. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and*

*even death. Alarms have a useful service life of roughly 6 years, so changing them more frequently than smoke alarms is recommended.*

**Smoke Alarms:** One Missing

***(EDF-9) Description:*** *During the home inspection, I try and test a representative sample of the smoke alarms by using the test button on the alarms. This is NOT an accurate test of the sensor, just a test to see if the unit is powered. For reliability, fire marshals recommended updating smoke alarms every ten years and changing batteries bi-annually. The latest data indicate that we should be using photoelectric technology in our smoke alarms for improved fire detection and reducing problems with false alarms, which can lead to disabling of this critical safety system. Unfortunately, the alarms must be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal fire safety, I recommend taking control of these critical safety devices and learning about how to service and maintain your smoke alarm system to keep the building occupants safe. For more information, please read this link.* *For more information, please read this link.*

**(EDF-7) Repair: NO CARBON MONOXIDE ALARMS FOUND**
The installation of carbon monoxide alarms is recommended for all homes that have fuel-burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces, and wood stoves. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea, and even death. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) Modern standards in many states now recommend one CO alarm outside of all bedrooms and at least 1 per floor of the house.

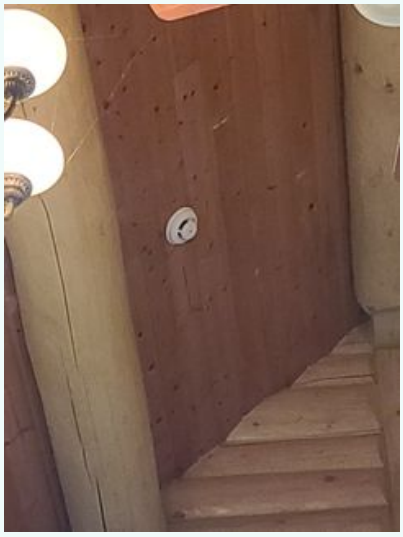
**(EDF-8) Repair:** A number of smoke alarms are missing**.** Repair / replace the missing smoke alarms in the house so that there is an operating smoke alarm in every bedroom and on every floor and one outside of all sleeping areas.

*I do not see hardwiring for any of the smoke alarm holders.*

✓✓ **(EDF-5) Completed:**

**INQUIRE FURTHER ABOUT THE DETECTOR SYSTEM**

This building has a smoke/heat detector system. Some of these can even be tied into a house security system. I do not test these systems. A critical part of the electric system tutorial is understanding this smoke detector system. Also, determine if these detectors also do carbon monoxide.



*In addition to smoke alarms there seems to be a hardwired detector system.*

# Heating, Cooling, Fireplaces and Ventilation

## Heating Systems

**Energy Source:** Propane, Wood

**Heating Method:** Hydronic boiler

**Manufacturer:** Boderus

**Data Plate:**

***(HCFV-1) Description:***

*This shows the data plate from the boiler.*


**Age:** 2003

**(HCFV-2) Recommended Maintenance: SERVICE THE PROPANE BOILER**

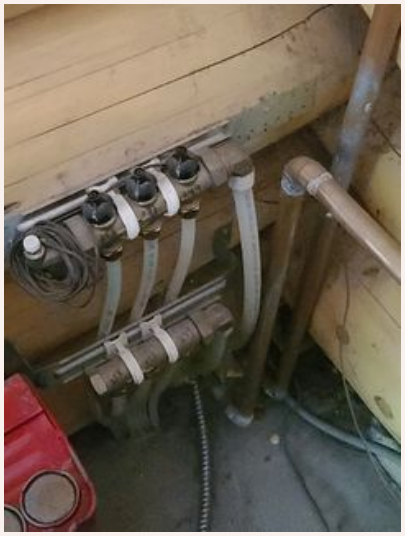
Annual servicing is recommended for safe and reliable performance from this hot water boiler heating system. Records indicate that this boiler has not been serviced in the last year. The boiler was tested during inspection and was operational.

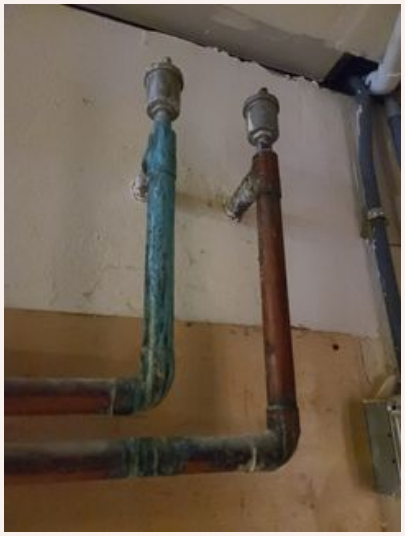
**Recommendation**

Hire a licensed heating contractor to service and further evaluate the boiler. I would disclose to a buyer any additional information about the installer and maintenance information. Examples of observations noted during the inspection include:


*The building has the original Buderus boiler system.*

*The exhaust vent for the boiler and the garage is partly disconnected and requires repair.*

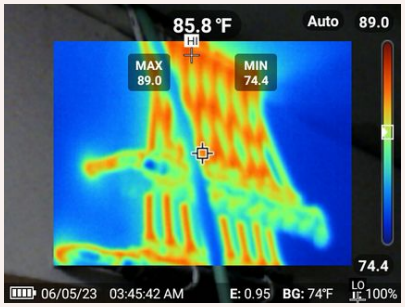




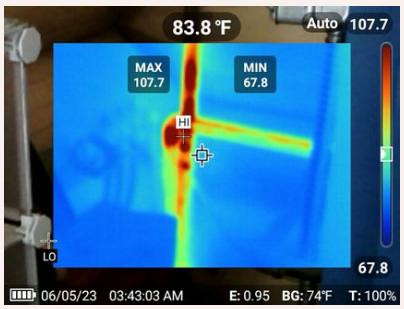
*Corrosion noted on a few sections of copper manifold in the boiler room - this is typical.*

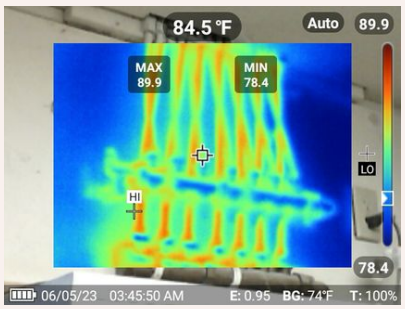
*The main manifold for the system is in the basement.*

*This shows the thermostat controls for the system*




*Thermal images show the manifolds heating up*



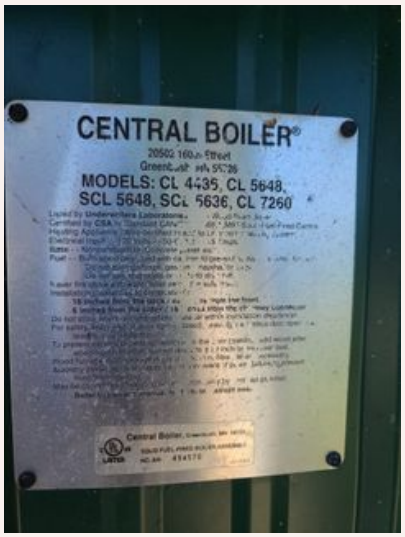

**(HCFV-3) Recommended Maintenance: WOOD FIRED BOILER**

This building appears to have a second boiler system located at the South end of the property. This is a wood fired boiler. This looks like a neat system. I have never seen one. I did not light a fire to

test the system. Visual inspection indicated fairly extensive creosote buildup inside.

**Recommendation**

I recommend having this wood fired boiler service as recommended by the manufacturer. Disclose to a new owner any information about how to operate and maintain this unique system.



*Creosote deposits noted inside the wood fired boiler*

## Vents and Flues

Natural draft

## Cooling Systems and Heat Pumps

No Heat Pump or Air Conditioning Present

## Heating and Cooling Distribution Systems

**Heat Source in Each Room:** Present

**Distribution Method:** Floor Convection

✓✓ **(HCFV-5) Completed: RADIATORS**

The building has a number of radiators in addition to the in-floor system.

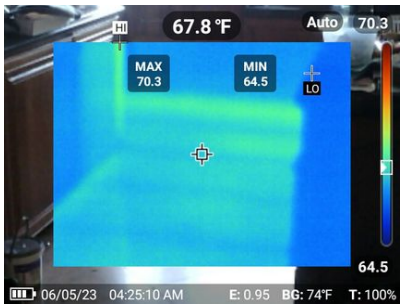
**Recommendation**

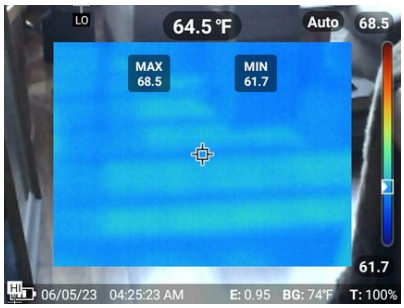
Disclose any additional information about these. One thing that comes to mind is radiators generally run hotter (require hotter water) than in-floor systems. It was not clear of these are on a different leg?

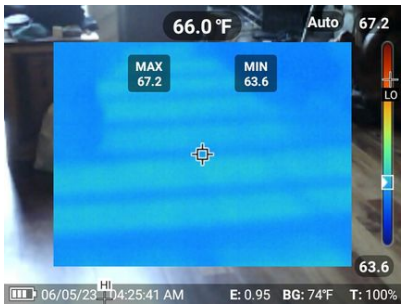
***(HCFV-4) Description: PEX TUBING***

*The heating distribution plumbing in this home has been done using a PEX tubing system. PEX is a polyethylene tubing that has been installed for many years. Recently, some of these PEX systems have been having failure problems, especially as relates to fittings and installation techniques. Several manufacturers that have been involved in litigation are: Zurn and Q-PEX fittings, IPEX, Ultra PEX and Kitec. The products installed here are Uponor. I did a quick web search and found some information on an Uponor / Wirsbo lawsuit. It is difficult to know the risks that could be associated with this. It can be hard to distinguish genuine problems from hungry attorneys. Consult with a qualified heating contractor or plumber for additional information.*

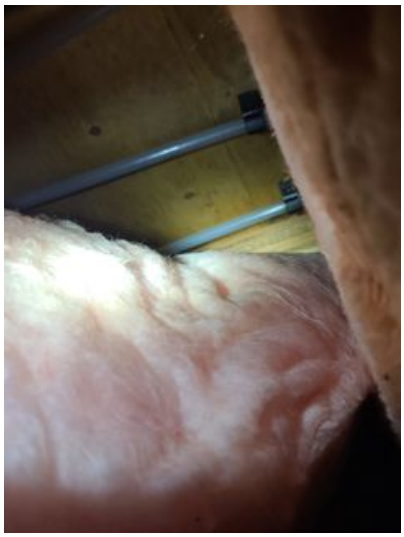

Thermal images show the radiant floor system operating during inspection. I did not get all of the zones working as this would have made the house too hot.







*his shows some of the tubing in the sub-floor*

## Mechanical Ventilation Systems

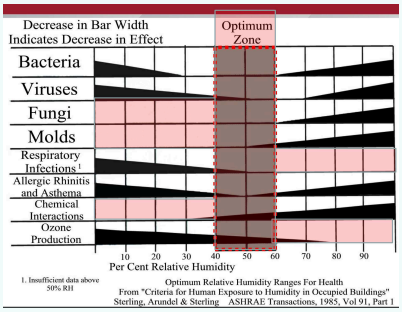
**Whole House Fans, Ventilation and HRVs:** No Mechanical Ventilation Found - Old House

**Bath Fan Ducting:** Ducted to exterior

**Kitchen Fan Ducting:** Ductwork not visible

> ***(HCFV-7) Description:*** *Determining proper ventilation to the exterior from kitchen, bath, and laundry fans can be tricky as exhaust fan ductwork is often concealed behind finishes and fan terminations can be all over the house from the roof to the foundation, presenting difficulties for systematically checking every fan termination. During inspection, every effort is made to verify proper terminations of fan vents to the exterior, but it is possible to miss something here that is latent or concealed.*

**(HCFV-8) Completed:**
**MECHANICAL VENTILATION**
I did not find any provisions for automatic mechanical ventilation - typical for a building of this age. Disclose any information about ventilation systems here. There may be a system that I overlooked. Interior ventilation systems are often not that critical on larger houses such as these.




## Gas Fireplaces

**Fireplace Types:** Propane wood stove

**System Responded to Testing:** No - System Shut Down - Make Operable Prior to Listing

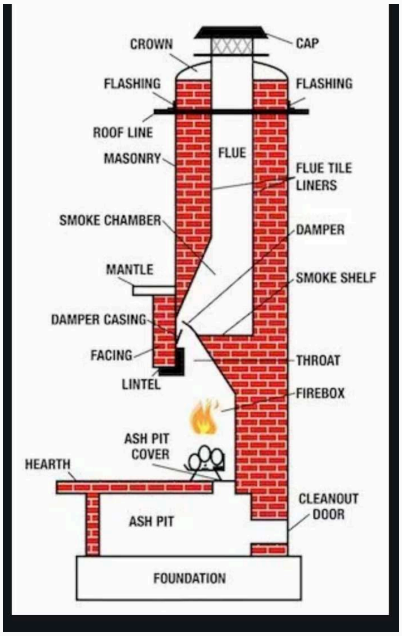
**(HCFV-9) Repair: GAS LOG FIREPLACE SHUT DOWN**
The gas log fireplace has been shut down and was not responding to normal operating controls. I recommend making this unit operational prior to listing the house.

*The propane wood stove in the shop was off at the time of inspection. Miled corrosion was noted on the unit and the flu termination above the roof looks to be bent. I recommend having this appliance service to and made operable as needed.*

## Solid Fuel Fireplaces

**Fireplace Types:** Prefabricated metal firebox

***(HCFV-10) Description:***
*The wood burning fireplace has a flue damper up inside. This is designed to keep cold air out of the house when the fireplace is not in use. Be sure to keep the flue damper closed during the heating season when the fireplace is not in use to prevent heat loss.*

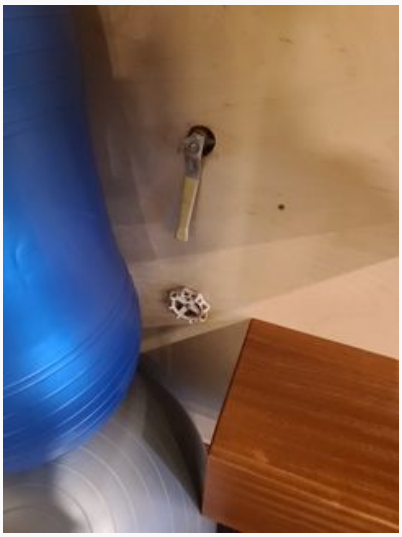



# Plumbing

## Water Service Supply

**Pipe Material:** Unknown
**Water Supply:** Private well
**Pressure Reducing Valve:** None noted
**Main Water Shut-off Location:** Water Shut Off Location Noted

***(P-1) Description:***
*This shows the location of the main water shut off located in the basement.*



**✓✓ (P-2) Completed:**
**PRIVATE WELL**
Water for this home appears to be supplied by a well system. ***Inspection of the well, water supply, and water quality are beyond the scope of this inspection***. I recommend disclosing any additional information about the well. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw-down test, water quality, and well depth.

## Distribution Pipe

**Pipe Insulation:** Missing in Crawl Space
**Supply Pipe Materials:** Copper, PEX

***(P-3) Description:*** *Copper water supply pipes were installed. Copper pipes installed prior to the late 1980's may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. Note that testing for toxic materials such as lead, is beyond the scope of this inspection. Consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:*

- *Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours*
- *Install appropriate filters at points of use*
- *Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water*
- *Treat well water to make it less corrosive*
- *Have a qualified plumber replace supply pipes and/or plumbing components as necessary*

***(P-4) Description:*** *This building has PEX tubing used for supply piping. Crimp ring connections on PEX pipe have very specific installation guidelines and most of these connections will not be visible at the time of inspection (just like any other type of pipe fitting). It is beyond the scope of this inspection to evaluate a significant number of these connections.. Any leaking noted at fittings should result in more careful inspection of all of the plumbing system by a licensed plumber that is experienced in the installation of these types of connections*

**Functional Flow:** Average

**Circulation Pump:** Present - Set Timer As Desired

**(P-5) Recommended Maintenance:** The supply pipe insulation is incomplete in the crawl space. Be sure all supply lines in unheated spaces have been adequately insulated to protect from freezing conditions that could damage the pipes and to prevent heat loss.

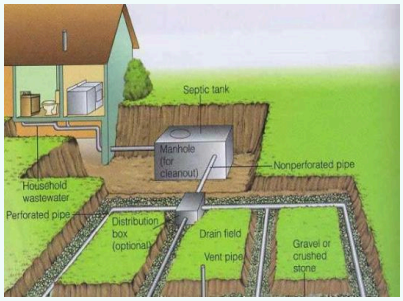
**(P-6) Note:**
**CIRCULATION PUMP NOTED**
The water heating system has a circulation pump - see in the garage. These are designed to run the hot water to fixtures to reduce wait times for hot water. Some systems are designed where the hot water preps are run in a loop. Other systems employ the cold water line as a means of creating a loop. This appeared to be operating at the time of inspection. For improved efficiency, these are often put on timers so the pump can be timed to go off at night and in the middle of the day. I noted a timer for the pump - I recommend setting it as desired, so the pump is operating during your likely hot water demand times.

## Waste Pipe and Discharge

**Discharge Type:** Septic System - Seller
**Waste and Vent Pipe Materials:** ABS plastic

**(P-7) Completed: ONSITE SEPTIC SYSTEM NOTED**
This property appears to have a private on-site septic system based on visible components. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Disclosing any information about this system's maintenance and repair history
- Provide any documentation available for this system
- Provide inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed

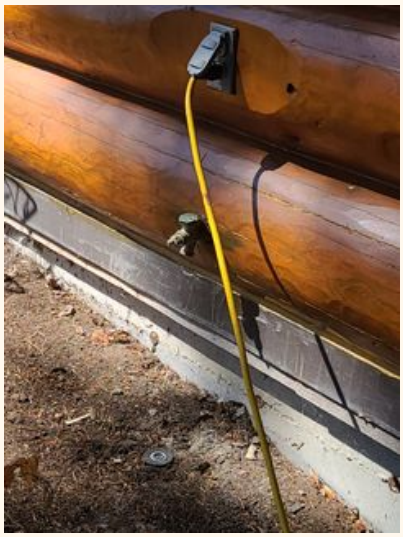



📌 **(P-8) Note:** For more information about septic systems and how they work, please see this web site from the EPA - a homeowners guide to on-site septic systems:

## Exterior Hose Bibs

Operating

**(P-9) Repair:**
Replace the missing handle to the hose bib on the north side of the building.



*Replace the missing handle to the hose bib on the north side of the building*

## Sump Pumps and Drains

**Floor Drain:** None noted
**Sump Pumps:** None noted

## Sewage Ejector Pumps

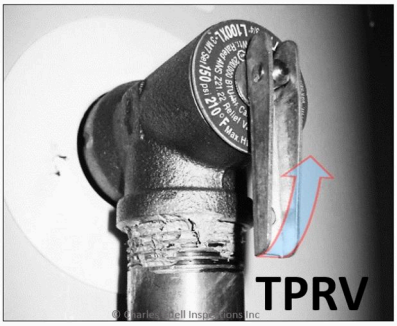
**Sewage Ejector Pump:** None noted

# Water Heaters

## Water Heater

**System Type:** Tank, Boiler/Tank combo-system
**Manufacturer:** Buderous
**Size:** 100 gal
**Age:** 2003
**Energy Source:** Propane, Wood
**Straps :** None Found
**Pad:** None Needed
**Drain Pan:** Not Needed
**Expansion Tank:** Present
**Relief Valve:** Present - Not Tested

***(WH-3) Description:***
*A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here shows a typical TPRV. They may also be found on the side of the heater on some models. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPRV should be replaced immediately by a licensed plumber.*
*Due to inconsistencies between both UPC and IPC Plumbing codes, and water heater manufacturer's instructions, and TPRV manufacturer instructions, it is not actually possible*



*The arrow shows how a TPRV can be tested*

*to install the drain from the Water Heater TPRV "properly." There are conflicts with distance of termination to the floor/ground, types of pipes approved, and diameters of pipes approved. Additional confusion is added when jurisdictional inspectors approve installations/materials specifically not allowed by both codes and manufacturers. My recommendations will vary depending on the installation and will be included in the applicable narratives below.*
*Most codes defer to manufacturer instructions and I favor those recommendations. The yellow tag on the valve states clearly the termination should be 6" above the floor which is more consistent with the UPC code requirements.*

**(WH-2) Repair: WATER HEATER SEISMIC RESTRAINTS**
Install listed seismic straps to restrain the water heater in the event of an earthquake; none were noted during inspection. Two straps should be located on the water heater: one on upper 1/3rd of tank and one at the lower 1/3rd.

**(WH-1) Monitor:**
**OLDER WATER HEATER**
This water heater is likely close to the end of its useful service life. The average life of a water heater is statistically 8-12 years though in practice, they can vary widely between 8-20 years depending on water quality and maintenance schedule such as frequency of flushing the tank and replacing sacrificial anodes. Budget to replace this water heater at any time. Water was hot at the time of inspection.

- These tanks used in conjunction with boiler systems can often last a lot longer than regular water heaters.

## Water Temperature

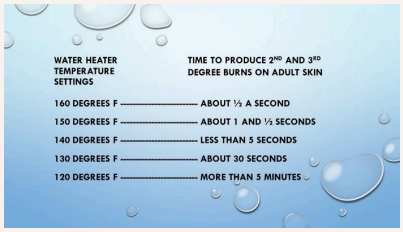
**Water Temperature Measured During Inspection:** Testing Note, 127 Degrees F

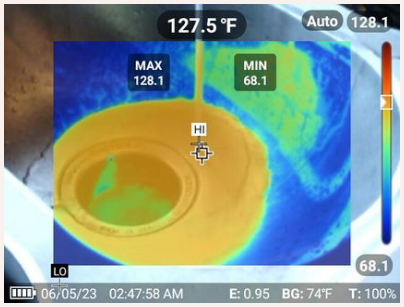
***(WH-4) Description:*** *The water temperature was tested multiple times during inspection. It is common for water temperatures to fluctuate throughout the house depending on the distance from the water heater, the water heater settings, the type of water heater and any thermostatic controls used in the plumbing fixtures and mixing valves. For reporting, the median temperature is*

> *used.*

**(WH-5) Recommended Maintenance: WATER TESTED HOT**

Testing of the plumbing system today, the water tested as too hot - 127 degrees F. This is a scald hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees. There is some evidence that hot water temperatures should be greater than 130 degrees to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot water tank. Have this further evaluated and repaired by a licensed plumber, or simply turn down the temperature as desired to eliminate a scald hazard. Please note that during the inspection, it is difficult to accurately test the water temperature as it can vary between fixtures. Testing is done in multiple locations during the inspection, and a median temperature is taken.




# Additional Plumbing

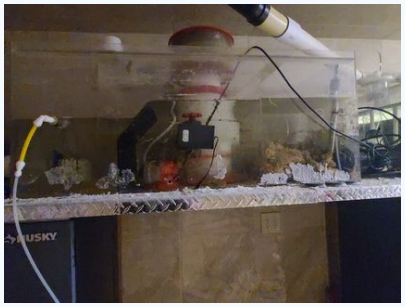
## Irrigation

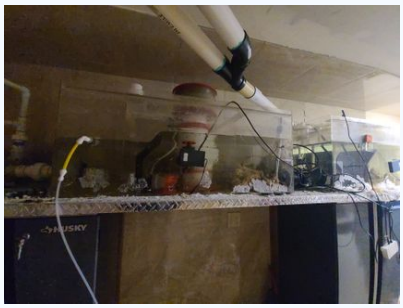
Noted For Seller

**(AP-1) Completed:**
**IRRIGATION NOTED**
An exterior irrigation system was noted for this home. Sprinkler and irrigation systems are beyond the scope of this inspection. My own experience with irrigation systems is that they require annual attention/repair/servicing after every winter. Disclose any information about how to winterize this system as this should be done prior to cold weather. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Hire a specialist to further evaluate this system as desired.

## Fish Tanks

**(AP-2) Due Diligence: FISH TANKS**
This building has a sequence of built in fish tanks. These are beyond the scope of this inspection. These feel like an important part of the living room area at the moment.
**Recommendation**
Have the tanks serviced prior to listing and provide a new owner with any maintenance information.





*The main water shut off is located in the basement*


## Water Features

**✓✓ (AP-3) Completed: WATER FEATURES NOTED**

This house has several water features installed. They were not operating at the time of inspection. Evaluation of water features is beyond the scope of this inspection. Water features often have filters, pumps and other components that require regular servicing, maintenance and cleaning. Water features can also pose a hazard for small children. Use caution of small children are around these water features. Remove or fence as deemed necessary for safety.  Disclose any additional information about water features on the property.

*A water feature was noted on the west side of the garage. This was off at the time of inspection. Make operable as desired.*

*A water feature was noted below the spa*

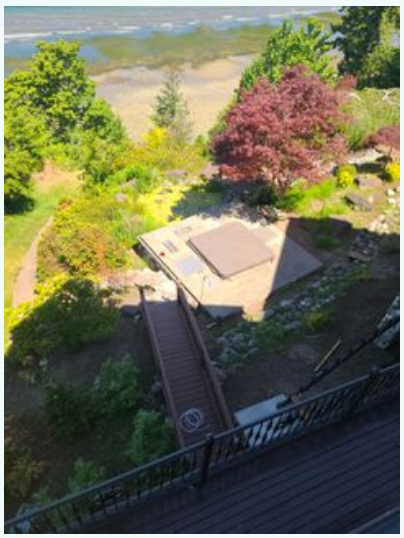
## Spa

✓✓ **(AP-4) Completed: SPA NOTED**

The spa was off at the time of inspection. It looks as though there may be useful life in this appliance. Spas are beyond the scope of this inspection. Disclose any additional information if this unit is operational or if repairs are needed.

- I do not see an electrical disconnect for the spa - be sure there is a disconnect within sight of this spa

*I do not see an electrical disconnect for the spa*



# Interior

## Floors and Floor Materials

**Floor Materials:** Tile, Concrete, Carpet, Wood

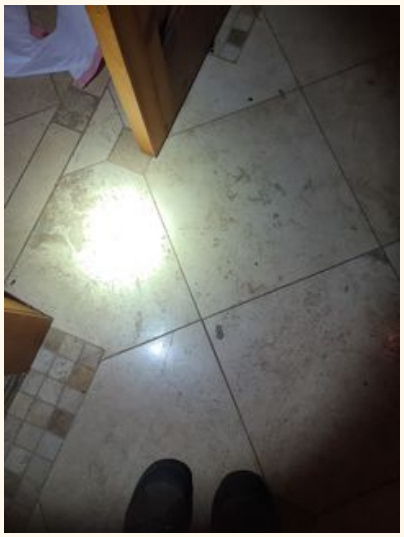
**Floor Settlement:** Moderate

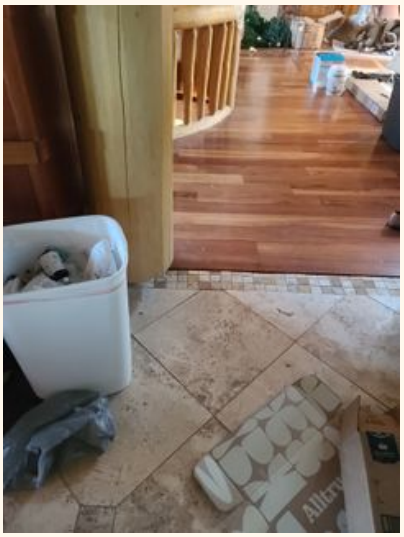
**(I-1) Repair: CRACKED FLOOR TILES NOTED**

Several cracked tiles were noted in the floor during inspection - see the kitchen. Have these cracked tiles replaced by a tile specialist. Please note that cracked tile can be an indication of poor tile preparation and additional cracking could continue. In this case I suspect it is from the log framing / construction of the building. As logs shrink it is common for some sections to go out of level.

🔪 - I did not find loose tile. These are likely not worth correcting at this time.

*Several cracked tile were noted in the kitchen area*





*I suspect the humps in the floor are related to some of these hairline cracks*

## Walls, Ceilings, Trim, Hallways and Closets

**Wall and Ceiling Materials:** Wood, Drywall

### DRYWALL AND FINISH

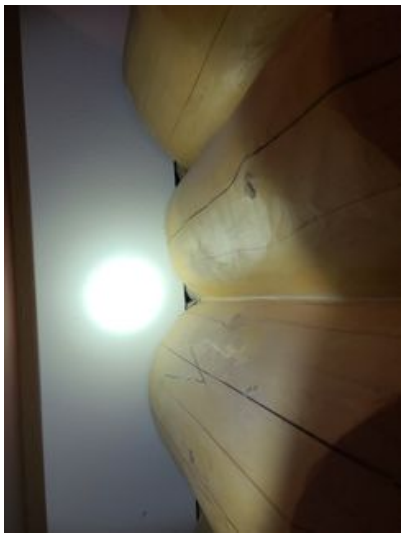
A number of small wall repairs are needed on the interior where finishes are incomplete:

- A small area of drywall finishing is incomplete above the main bath shower
- The wall to log finishes leave exposed openings in he laundry
- Basement finishes are incomplete behind the bar
- Incomplete finishes noted on the south door to the upper balcony

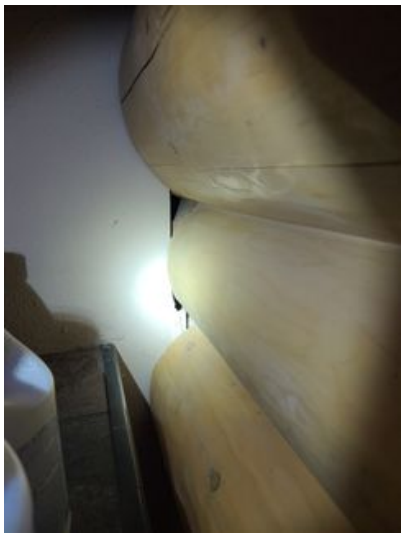
**Recommendation**

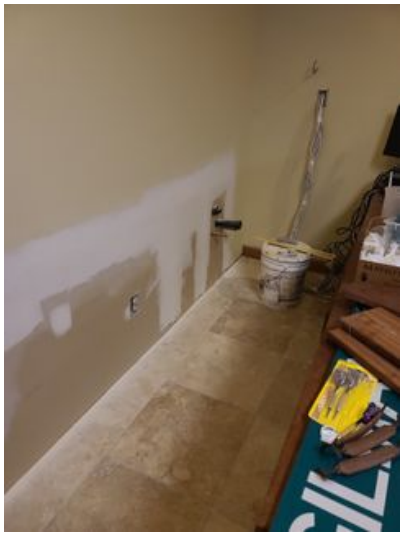
Complete cosmetic sheetrock and finish repairs prior to listing as needed.

*A small area of drywall finishing is incomplete above the main bath shower*

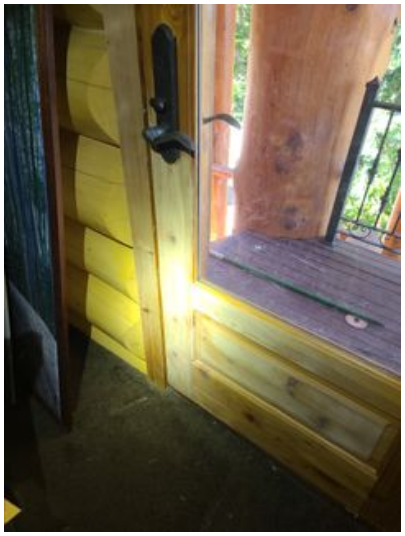


*The wall to log finishes leave exposed openings in he laundry*





*Basement finishes are incomplete behind the bar*



*Incomplete finishes noted on the south door to the upper balcony*

## Wall Insulation and Air Bypass

**Wall Insulation:** Not Visible, Logs

## Stairs and Railings

Non-standard

⚠ **(I-3) Major Concern: STAIR REPAIRS NEEDED**
This building has a sequence of custom wood timbered stairs. These are unique spiral stairs that

are beautiful but could use a round of repairs. There are a number of places where stair treads are coming loose and balusters are loose and or missing. Repair are important for safety. Examples of observations noted during inspection include:

- The guardrail system is incomplete for the exterior of spiral stairs on the south side - also noted treads are loose from missing balusters
- Exit holes in some of the exposed wood on the south side - holes may be original to the install, but treatment could be needed.
- One of the stair trades is cracked to the spiral stairs at the south side exterior
- Stair treads under repair - south side
- South side spiral stairs were under construction at the time of inspection
- Loose stair treads were noted in a number of locations
- Riser heights are not all within 3/8th of an inch - this is a modern safety standard that could be difficult to achieve with these stairs.
- Baluster missing on lower stairs

**Recommendation**

Hire qualified general contractor to further evaluate and repair all of the stair systems in this building to ensure safe and reliable performance.

🔪 - Please note there are a few installation issues with these stairs that may be difficult to correct to comply with modern safety standards. For example the stairs are lacking a proper graspable handrail that meets modern handrail profile requirements. There are also  a number of treads with uneven riser heights. Future owners should use caution or consult with a qualified builder about options for repair as desired.

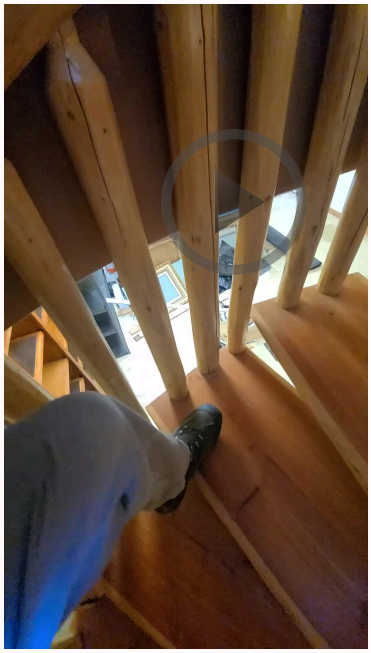
*The guardrail system is incomplete for the exterior of spiral stairs on the south side - also noted treads are loose from missing balusters*

*Exit holes in some of the exposed wood on the south side may be original, but treatment could be needed.*

*One of the stair trades is cracked to the spiral stairs at the south side exterior*

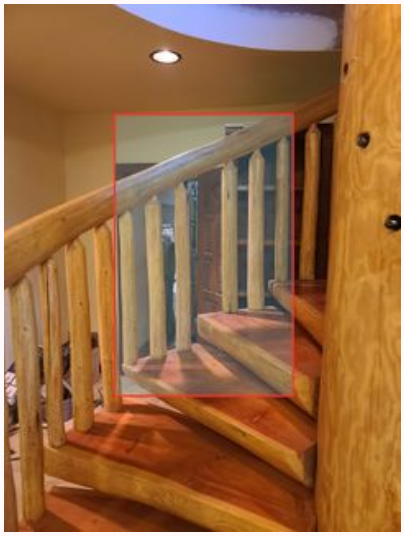
*Stair treads under repair - south side*

*South side spiral stairs were under construction at the time of inspection*



*(This video is only viewable online.)*
*Loose stair treads were noted in a number of locations*

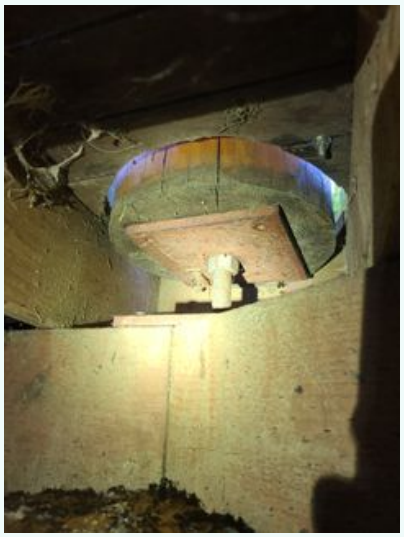
*Riser heights are not all within 3/8th of an inch - this is a modern safety standard that could be difficult to achieve with these stairs.*



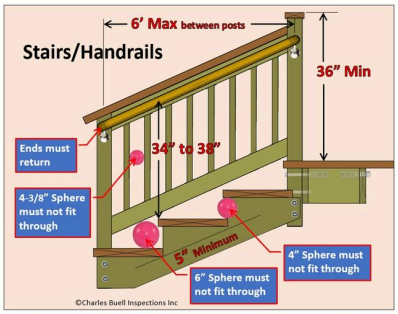
*Baluster missing on lower stairs*

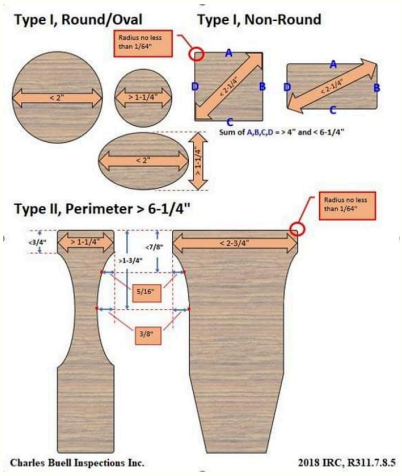
✓✓ **(I-5) Completed: POST ADJUSTMENT CONTROLS**

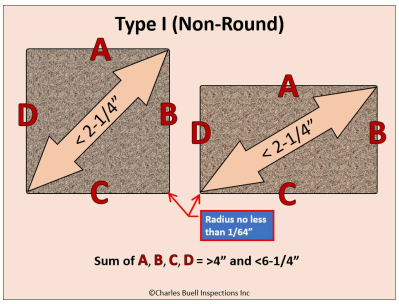
I noted a number of places where large timber posts are adjustable - see for example below the south spiral stairs.

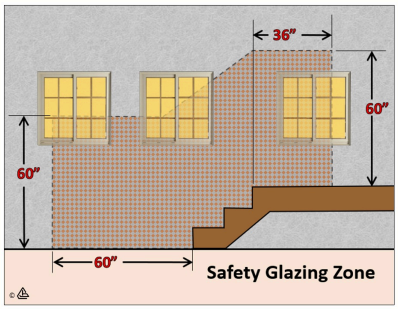


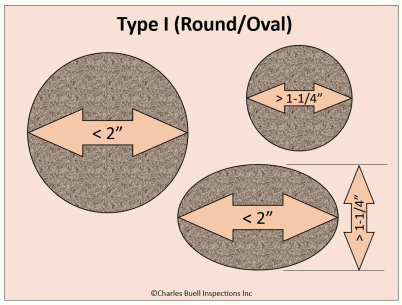
📌 **(I-4) Note:** Stair Illustrations show modern safety standards.

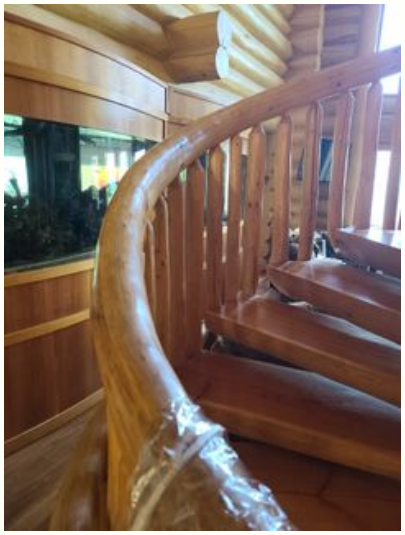


*These handrails are too thick*

The loft spaces are missing the ladder systems. Install as needed.

## Interior Doors

**Interior Doors:** Solid Core

**(I-7) Repair: DOOR REPAIRS NEEDED**

A number of tune up repairs ae needed for the doors in this building. Examples of observations noted during inspection include:

- Adjust the hallway closet doors on the south side second floor
- The door to the southeast bedroom is not latching and requires adjustment
- Complete installing the doors to the north bedroom

**Recommendation**

Hire a qualified general contactor to further evaluate and repair/adjust interior doors as needed for reliable performance.

*Adjust the hallway closet doors on the south side second floor*

*The door to the southeast bedroom is not latching and requires adjustment*

*Complete installing the doors to the north bedroom*

## Windows

**Window Glazing:** Double pane
**Interior Window Frame:** Wood
**Window Styles:** Fixed pane, Sliding

## Screening Room

✓✓ **(I-8) Completed:**
**SCREENING ROOM**
A screening room was noted in the basement. Disclose toa  buyer any special information about the equipment and needed maintenance for this system and room.

# Kitchen

## Sinks and Faucets

Tested

**(K-1) Repair:**
The kitchen sink faucet handle is leaking and needs to be repaired or replaced.

*Water is seeping around the kitchen sink*

**(K-2) Repair:**
**POOR WATER FLOW AT KITCHEN SINK**
Poor functional flow was noted at the kitchen sink faucet. This could be from localized restrictions in the aerator or angle stops of faucet or could be indicative of a larger supply piping problem. Have this further investigated and repaired as needed by a licensed plumber.

## Cabinets and Countertops

**Countertop Material:** Slab Surface

**Cabinet Material:** Wood, Wood laminate

## Disposers

**Disposer:** Operated, Septic Concerns (Not Recommended on Septic - Monitor)

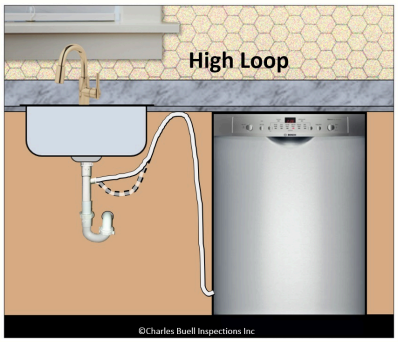
> **(K-3) Monitor: SINK DISPOSERS ARE NOT RECOMMENDED ON SEPTIC**
> Kitchen sink disposers are not recommended on septic systems. Refrain from using except for the items that get away from you. Here is a link for more information from the EPA about septic systems. Link to EPA guide.

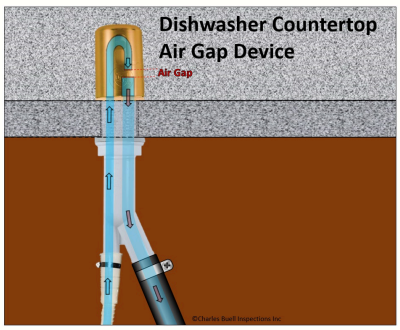
## Dishwasher

**Dishwasher:** Operated

**Dishwasher Air Gap:** Just a high loop

> **(K-4) Note: HIGH LOOP NOTED**
> No air gap was noted for the dishwasher waste line, but they did run a high loop. This is not done to general standards but is generally satisfactory, and many jurisdictions in the state allow for simply a "high loop" installation.



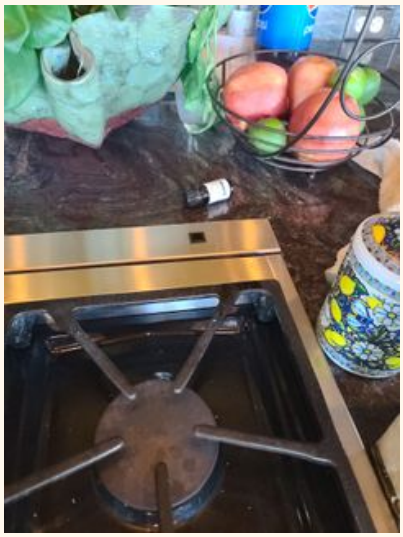

## Ventilation Method

Inoperative Fan

**(K-5) Repair:**

**INOPERATIVE COOKTOP FAN**

The kitchen cooktop fan is inoperative and requires repair or replacement. This is important to provide reliable ventilation for the kitchen. Have this fan repaired or replaced as needed by a qualified general contractor.

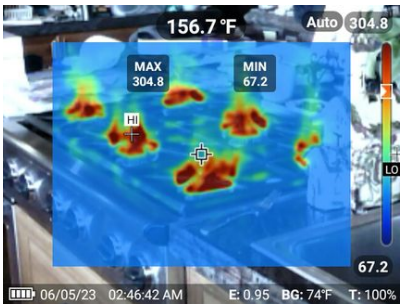


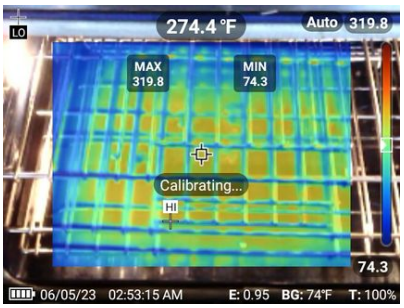
## Ranges, Ovens and Cooktops

**Range/ Oven /Cook-tops:** Gas and electric

The ovens and cooktop were tested and working at the time of inspection.

*Note: I did not test the south oven as there were storage items in the oven*

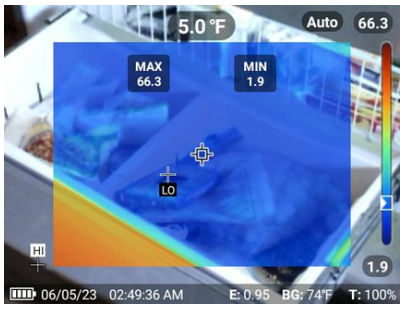



## Refrigerators

**Refrigerator:** Operating

Thermal images show the freezer and refrigerator working during the inspection.


## General Kitchen Condition

Standard

# Laundry Facilities

## Laundry Photos

## Washer

Tested

***(LF-3) Description:*** *During inspection, I try and run the clothes washing machine. This is mostly so that I can push water down the drain to test the waste piping system. Running the clothes*

*washer during an inspection is not a reliable test of the appliance. I am not actually doing a load of laundry, so please note the limitations of this test.*

**(LF-2) Improve:**
**MOISTURE ALARM RECOMMENDED**
A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: Link.

## Dryer

Tested

***(LF-4) Description:***
*Proper dryer exhaust venting is critical for safe and reliable performance from the dryer. Here are some basic rules of thumb for dryer exhaust duct installation: Unless a vent-free appliance is being used, the dryer exhaust vent must terminate outdoors. It should be no more than 25 feet long and for every 90 degree turn subtract 5 feet and for every 45 degree bend subtract 2.5 feet. Use only smooth-wall metal vent pipe @ 4 inch pipe diameter. Do not use plastic pipe and plastic flex pipe. If a flexible connector is needed behind the dryer use a short amount of corrugated metal pipe. If the exhaust duct is getting pinched behind dryer, consider use of a dryer vent box, pictured here. Flex and corrugated pipes should never be used in concealed spaces such as through walls or in attic or crawl spaces. Insulate dryer exhaust duct where it passes through unconditioned spaces to prevent condensation that could hasten lint build-up inside the pipe. Do not use screws to connect pipe as these can trap lint. Secure duct with foil tape as needed. Be sure duct is sleeved properly so that it will not trap lint and clean the vent regularly, especially if it is a long exhaust run.*

*This shows an example of a dryer vent box*

**Power Source:** Electric
**Exhaust Duct:** Ducted to Exterior, Ductwork Not Visible

**(LF-5) Recommended Maintenance:**

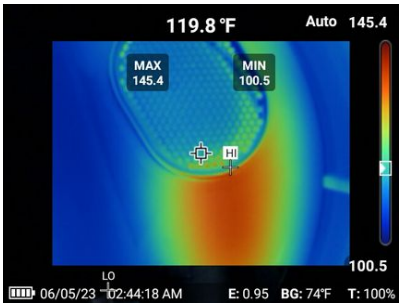
**CLEAN THE CLOTHES DRYER EXHAUST VENT**

The dryer exhaust ductwork is dirty and needs to be cleaned for improved safety. This is important, regular maintenance to eliminate a potential fire hazard.

- The dryer exhaust vent on the south side of the building under the deck needs to be cleaned.

*The dryer exhaust vent on the south side of the building under the deck needs to be cleaned.*

Thermal image shows the dryer was tested and operating at the time of inspection.




## Laundry Sinks

None noted

## Laundry Ventilation

**Type:** Fan and window

# Powder Bathroom

## General Bathroom Photos

## Sinks and Cabinets

Tested

## Toilet

Tested

## Bathtub / Shower

None noted

## Bathroom Ventilation

**Type:** Bath fan

## General Bath Condition

Standard

# North Bathroom

## Sinks and Cabinets

Tested

## Toilet

Tested

## Bathtub / Shower

Tested

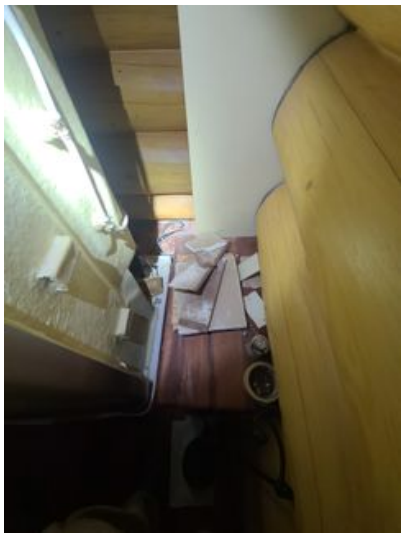
**SHOWER STALL PACKAGE**

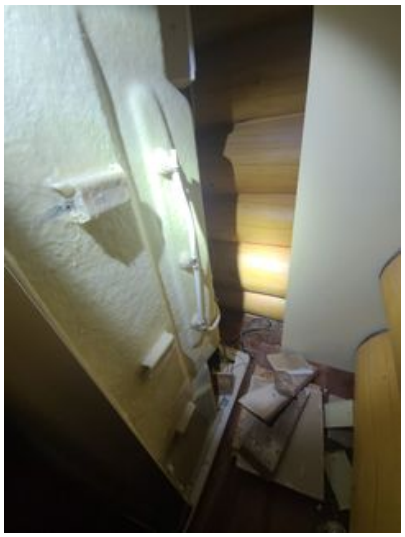
The built in shower system installation is incomplete in the family bathroom. This seemed to be generally operational. I did not operate all of the fittings - it is not feasible unless you get into the shower. I did run the shower for a few minutes.

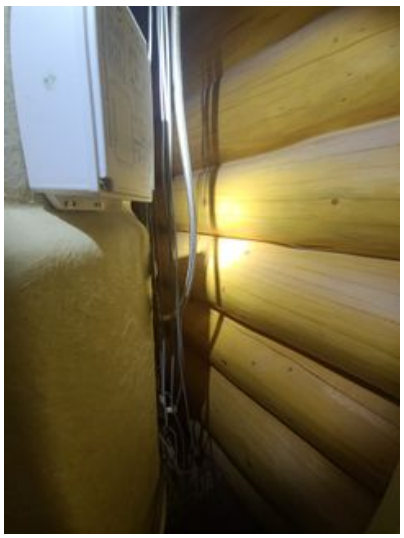
**Recommendation**

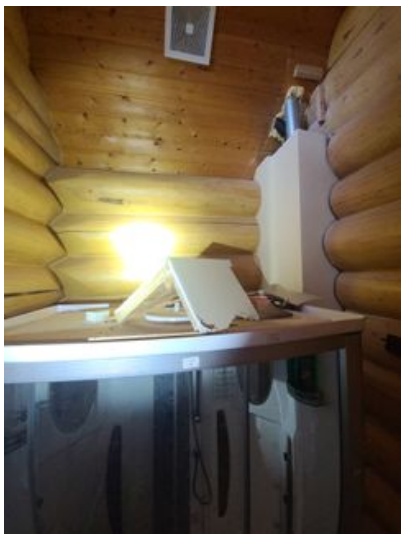
Have the shower further evaluated and installation completed by a qualified plumber.

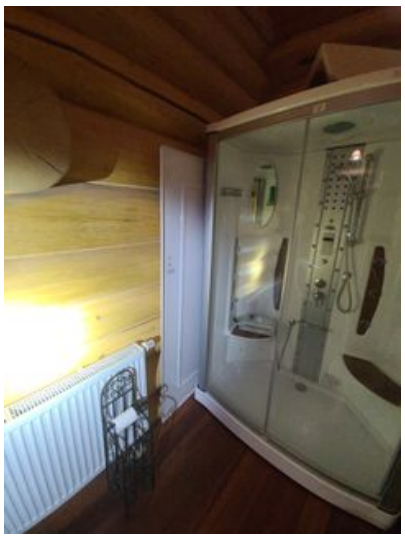
*This shows the shower unit in the north guest bathroom*











## Bathroom Ventilation

**Type:** Bath fan

## General Bath Condition

Under construction

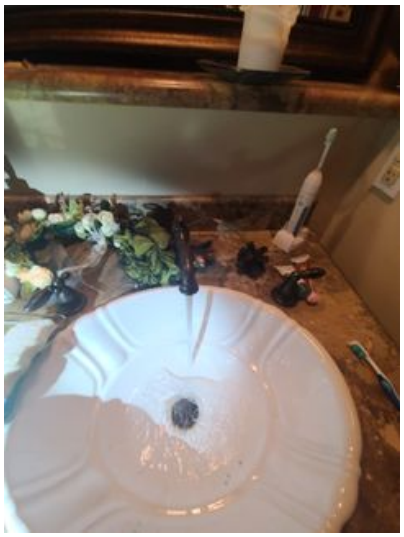
# Main Bathroom

## Sinks and Cabinets

Tested

**COMPLETE INSTALLING NEW MAIN BATH SINKS**

The main bath sinks are old and close to the end of their useful service lives. Apparently, these are scheduled for replacement. Update bath sinks and other systems as needed.



*An inoperative sync stopper was noted at the right side main bath sink*

## Toilet

Tested

## Bathtub / Shower

Tested

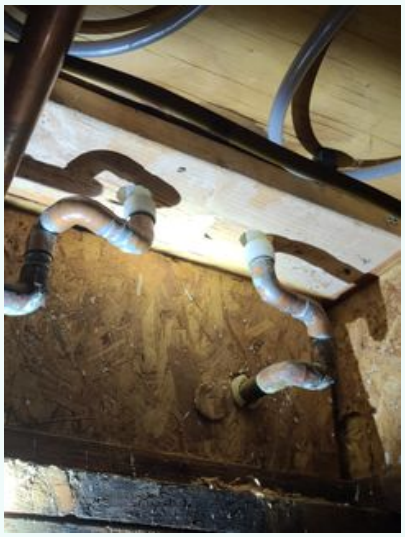
## Bathroom Ventilation

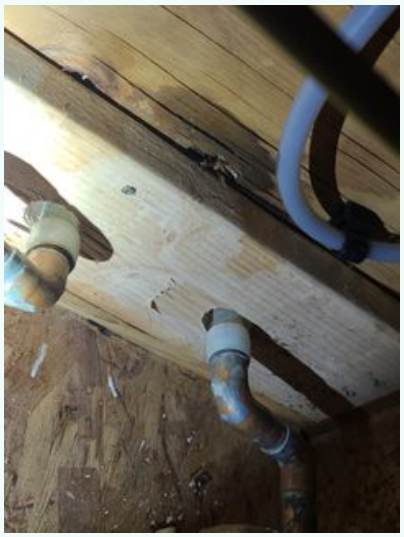
**Type:** Bath fan

## General Bath Condition

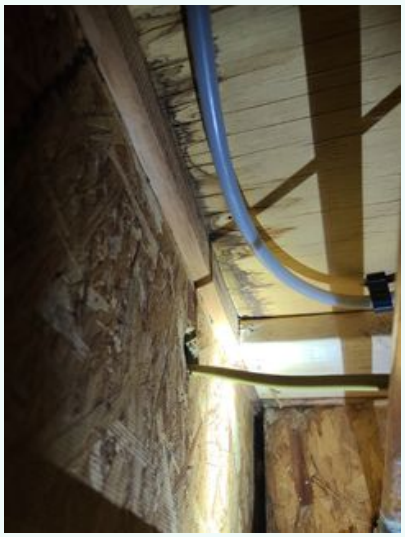
Standard

✓✓ **(MB-2) Completed: WATER DAMAGE BELOW MAIN BATH SHOWER - TESTED DRY**
Water damaged plywood and water stains were noted below the main bath shower. This tested dry at the time of inspection. I suspect this is from a prior leak/failure of the main bath shower. The shower looked newer.
**Recommendation**
Disclose any additional information about prior repairs.





*Rotten plywood was noted below the main bath shower. This was dry at the time of inspection but damaged plywood was noted.*

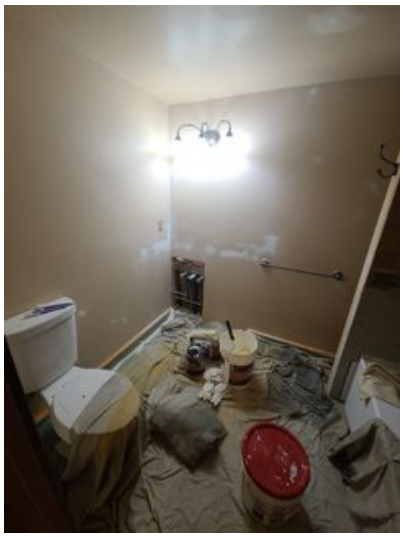


*There is some rotted plywood - this is likely not worth correcting at this time.*

# Guest Bathroom

## General Bath Condition

The guest bathroom is in the midst of a renovation. Complete remodel work here as needed.



*The south guest bathroom is under remodel at the time of inspection. Completely remodeling this bathroom as needed.*

# Attic

## Attic Access

Viewed at access, Vaulted Ceiling with Loft

📌 **(A-2) Note:** Note that this house is all vaulted ceiling. There is a loft space, but this is not an attic as it is inside the thermal envelope.

**NO ACCESS RAMP IN ATTIC**
There is no ramp or safe way to access the attic space. Crawling through insulation and on top of framing risks damaging thermal barriers and ceiling finishes and is not a safe way to access an attic. This limited inspection of this space.

## Roof Framing and Sheathing

**Rafters:** Timber frame, 2x10
**Sheathing:** Plywood, Structural insulated panel system

## Fire Separation and Fire Blocking

**Fire Blocking and Fire Separation in Attic:** Not Visible

## Attic Insulation

**Insulation Type:** No access - vaulted ceiling

There was no way to preform a complete visual inspection of attic insulation levels today as parts of the ceiling here are vaulted ceiling. This limited the inspection.

## Attic Fan Exhaust Vents

📌 **(A-4) Note:**
The accessible exhaust fan vents in the attic were noted to be correctly terminating to the exterior where visible.

## Attic and Roof Cavity Ventilation

**Attic Ventilation Method:** Soffit vents, Ridge vents

> *(A-5) Description: Attic and roof cavity ventilation is a frequently misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 to 150 of the attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is an over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces, which are traditionally insulated and ventilated are:*
>
> 1. ***Make sure the ceiling between the living space and the attic is airtight***
> 2. *Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting*
> 3. *Upper roof cavity venting is less important and if over-installed can exacerbate air migration into the attic from the living space.*
> 4. *Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.*
>
> *For more information, please see: Link*

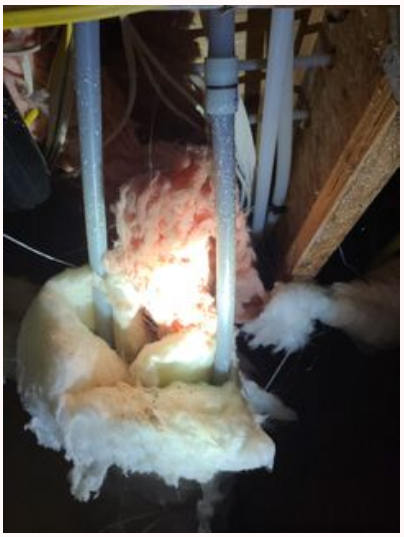
# Crawl Space

## General Crawl Space

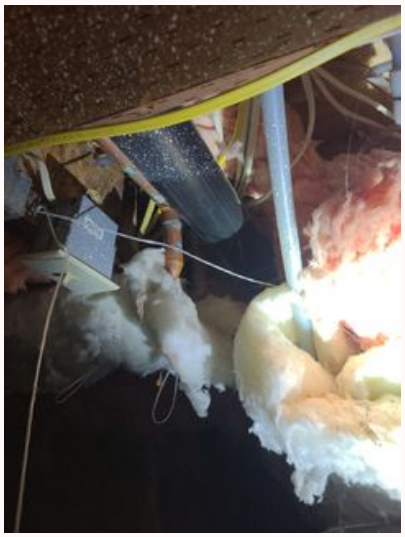
**Crawl Space:** Present

> ⚠ **(CS-2) Major Concern: CRAWL SPACE CLEAN-UP NEEDED**
> Overall, numerous repairs are needed to the crawl space below this house. I have made a series of detailed observations in the base of this report but given the extent of repairs I recommend further evaluation of this crawl space by a licensed general contractor as additional repairs could be needed that are latent or concealed. Examples of specific observations noted during inspection include:
>
> - Adjust the plastic vapor barrier material so all exposed earth is covered.
> - Pipe insulation is incomplete in the crawl space - be sure all pipes are insulated
> - Remove all wood debris from the crawl space to eliminate conditions conducive to wood destroying organisms
> - Strip off/remove all form wood in the crawl space to eliminate a condition conducive to wood destroying organisms
> - Ant frass was noted in the middle space. No ants were found. These look like from pavement ants. Clean and monitor.
> - Sub-floor insulation is damaged and incomplete
> - The south access hatch cover is missing and requires replacement.

*Adjust the plastic vapor barrier material so all exposed earth is covered.*



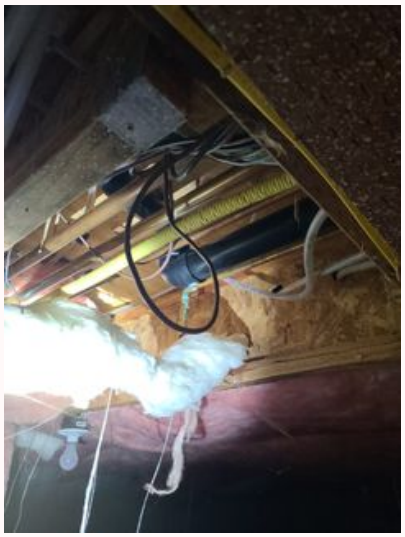
*Pipe insulation is incomplete in the crawl space - be sure all pipes are insulated*



*Remove all wood debris from the crawl space to eliminate conditions conducive to wood destroying organisms*

*Strip off/remove all form wood in the crawl space to eliminate a condition conducive to wood destroying organisms*

*Ant frass was noted in the middle space. No ants were found. These look like from pavement ants. Clean and monitor.*



***(CS-1) Description:*** *This house has three crawl spaces all accessible on the east side of the basement.*

## Crawl Space Access

**Method of Inspection:** Crawled

***(CS-3) Description:*** *During inspection of the crawl space, every effort is made to inspect the entire space. Visual inspection of crawl spaces is difficult and limited as access is often restricted by pipes, ducts and sub-floor insulation as well as limited clearances.*

**Crawl Space Access Hatch Location:** Interior access hatch

## Vapor Barrier

**Vapor Barrier Material:** Plastic on earth

## Crawl Space Ventilation

**Ventilation Method:** Exterior wall vents

## Posts and Footings

Standard

## Insulation

**Insulation Type:** Fiberglass
**Approximate R-Value:** R-30

## Moisture Conditions

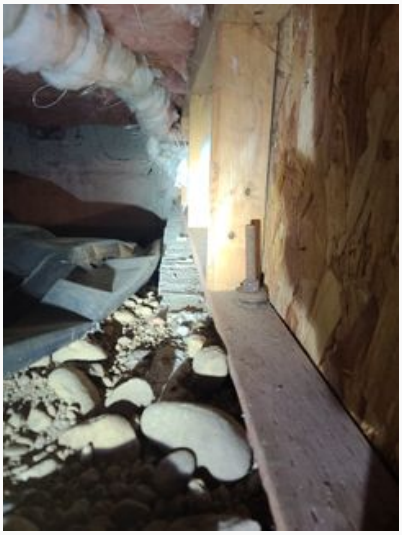
No water was visible or present at the time of inspection

# Structure and Basement

## Foundation

**% of Foundation Not Visible:** 30%
**Evidence of Seismic Protection:** Present

***(SB-1) Description:***
*Signs of seismic protection were noted during the inspection. This inspection is not a cohesive analysis of seismic engineering, but I do look for signs of seismic protection.*



**Building Configuration:** Basement, Crawl space, Slab on grade (garage slab)
**Foundation Description:** Poured concrete

## Floor, Wall and Ceiling Framing

**Wall Framing:** Logs
**Wall Sheathing:** Logs
**Floor Framing:** Not visible
**Sub-Floor Material:** Not visible
**Ceiling Framing:** Not visible

## Basement

Partial

## Basement Moisture

None noted

# Receipt -- 📸 The Complete Report

**Report #** 230614B
**Inspection Date:** 2023-06-05

**Property inspected for:**
Joe Smith

Bremerton, WA

| | |
|---|---|
| Single-Family Home (Pre-Purchase Home Inspection) | $0.00 |
| | **$0.00** |
| | **PAID** |

**Thank you for your business!**

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**Inspected by:**

Jeff Keckler
FL State Inspector License No. HI17698