



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____
between _____ ("Buyer")
and **Tony Patricelli** **Kristi Patricelli** ("Seller")
concerning **2711 169th St SE Bothell WA 98012** ("the Property").

Seller has given or is giving Buyer the following Inspection Report(s) concerning the Property (check all that apply):

- ☒ Whole House Inspection
- ☒ Sewer Inspection
- ☐ Pest Inspection
- ☐ Other: _____

The Inspection Report(s) are intended to be a part of any Seller Disclosure Statement (NWMLS Form 17) that is provided in this transaction, whether or not the two documents are attached to each other. The Inspection Report(s) were procured by Seller and are provided for informational and disclosure purposes only. The Inspection Report(s) are not intended to constitute a warranty, either express or implied, about the condition of the Property. Buyer is advised to procure their own inspections from professional inspectors chosen by Buyer or hire the inspectors that prepared the Inspection Report(s). Buyer has the opportunity to inspect the Property to Buyer's satisfaction.

Authentisign
Tony Patricelli 09/15/26
Seller DATE

Authentisign
Kristi Patricelli 09/15/26
Seller DATE

Buyer's Acknowledgment of Receipt

The undersigned Buyer acknowledges receipt of the foregoing Notice and the above-referenced Inspection Report(s).

Buyer DATE

Buyer DATE

**Kristi and Tony Patricelli
2711 169th St SE
Bothell, WA 98012**

Per the seller, the following items listed on the pre-sale inspection summary dated Sept 8, 2026 are being corrected by the seller as part of preparation for sale in good faith.

1) The following actions items have been completed by seller as of Sept 16, 2026.

4.5.1 Cracked Plumbing Boot – replaced

8.2.1 Ground and Neutral under same screw - fixed

8.2.2 Electrical Panel Fasteners – replaced

8.3.2 No Power to Outlet – Power to outlets is on a switch located on the ceiling inside the crawl space door

13.2.1 Cooling not tested – Furnace and A/C was serviced on 8/28/26. Report attached.

15.1.1 Apparent Fungal Growth – Flapper vent for bathroom fans installed in attic. Area was bleached to kill and remove growth.

2) If requested in the Purchase and Sale Agreement, the Seller will consider the following corrections by closing:

8.3.1 Outdoor GFCI

6.2.2 and 6.2.3 - Replace Garage door opener

5.2.1 Creosote Buildup

7.3.1 Failed Window Seal

Cracked plumbing boot - Replaced



Bathroom fans vented to exterior



Attic fungal growth bleached



Job #7698755

Maintenance/Diagnostic (Appt 7698755-1)

General Information

Customer Name

Kristy Patricelli

Technician Name

Regis Pauling

Date of Service

2026-08-28

Thermostat

Does Customer have a Thermostat?

Yes

Picture of Thermostat**Condition of Thermostat**

Filter

Does Customer have a filter?

Yes

Type of Filter

Media

Picture of existing filter

Filter Size

16x25x1

Condition of Filter

Clogged filters will cause significant excess wear and tear to the system.



Furnace/Air Handler

Does the customer have a Furnace or Air Handler?

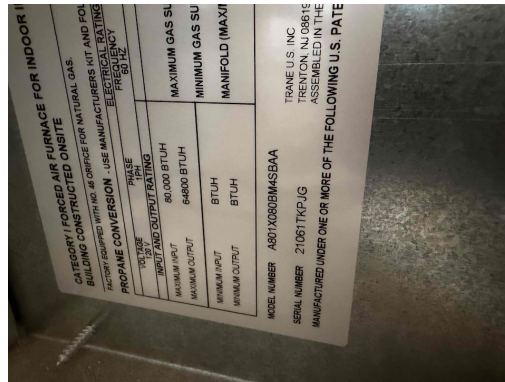
Yes

Indoor Unit Fuel Type

Natural Gas

Picture of Indoor Unit

Picture of Data Plate



Is power available to the unit

Yes

Inspect Circuit Board

check for loose connections or burn marks



Check Safety Circuits

High Temp limits, Rollout switches, etc.



Check Inducer Motor

Operations, pressure ports and switches.



Inducer Motor Amp Draw

1.27



Inducer Capacitor MFD

if no capacitor write "na"

Na

Inspect Blower Wheel

Inspect for cleanliness and free rotation



Check Blower Motor

Inspect for cleanliness, oil leakage, and amp draws



Blower Amps

4.8

Blower Moto Capacitor MFD

if no capacitor write "na"

Na

Ignition Type

HSI - Nitride

Ignitor Ohms

48

Inspect Gas Valve

Check for proper operations, opening and closing properly, staging properly, good electrical connections



Gas Pressure

Test gas pressure and adjust to factory specs

3.3

Inspect Burners

Clean if needed



Inspect and Clean Flame Sensor

Inspect Heat Exchangers

Check for excessive rust, cracks, or leakage



Carbon Monoxide Levels in Flu

30ppm



Check for Carbon Monoxide at supply vents

0

Check Exhaust Venting

Inspect for proper slope, loose fittings, and any rusting or failing parts



"Not sloped properly"

Check Electrical Connections



Temp Rise

120/70/50

Static Pressure

.7



Does the system have a condensate drain?

Yes

Verify condition of Condensate Drain



Does system have an indoor coil?

Yes

Condition of Coil



Ensure Gas Valve is turned on before leaving home



Additional notes on any items marked yellow or red

Na

Is Gas Bonding Present?

No

Electrical Panel



Outdoor Unit - Central Air

Does Customer have an Outdoor Unit

Yes

Yes

Is unit a heat pump?

No

No

Picture of Outdoor Unit



Picture of Data Plate



Inspect Outdoor Coil

Check for build up of dust and debris. Also check for damage and corrosion



Inspect Hard Start

Na

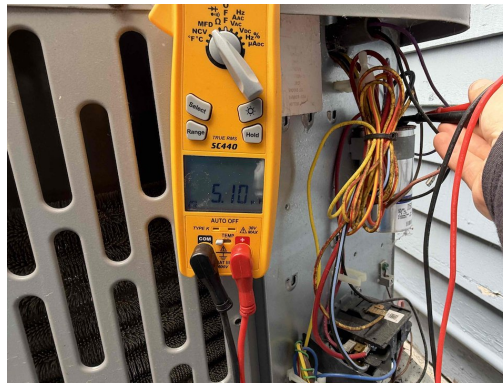
Compressor Capacitor MFD

44.9/45



Fan Capacitor MFD

5/5



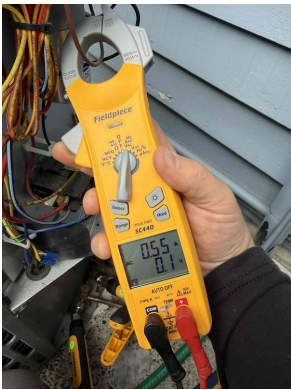
Compressor RLA and actual amp draw

6.6/14



Fan Motor FLA and actual amp draw

.55/.7



Fan Blade Condition



Inspect Contactors



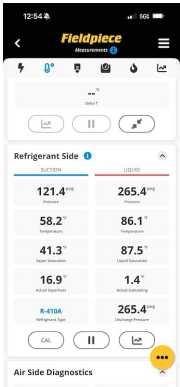
Inspect Refrigerant Lines



Refrigerant Type

R-410a

Picture of Gauges



Suction Pressure

121

Liquid Pressure

265

Superheat

16

Subcool

1.4

Wetbulb

65

Temp Split

51/70/19

Additional notes on items marked yellow or red

Na

Ductless

Does Customer have a ductless system?

No



SUMMARY

2711 169th St SE, Bothell, WA 98012

Kristi Patricelli
09/08/2026

David Mercado
WA License Number 21004148
Key Inspection Services
(800) 748-8766

officeteam@keyinspectionsservices.com



3.2.1 Driveways, Walkways, and Patios



Deferred Maintenance / Due Diligence

DRIVEWAY CRACKS - MINOR

Minor cosmetic cracks observed in the driveway which may indicate movement in the soil. Recommend monitoring and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.2.2 Driveways, Walkways, and Patios



Deferred Maintenance / Due Diligence

WALKWAY CRACKING - MINOR

Minor cracks observed at the walkway which may indicate settlement of the underlying soils. I recommend monitoring and/or patch/seal as necessary.

Recommendation

Recommend monitoring.



3.3.1 Decks, Porches, and Stairs

PATIO OR PORCH COVERING - NON PROFESSIONAL



Recommend Repair or Safety Concern

The roof installation did not appear to be built to modern building standards. Examples of concerns will be noted in the photo captions. Contact a qualified handyman or contractor as desired for repair or improvement.

Recommendation

Contact a qualified general contractor.



Post Bases not fully fastened



Rafters appear undersized



Beam appears undersized



Non-standard framing connection at post to beam



Non-standard ledger

4.3.1 Roof Drainage Systems

GUTTER DEBRIS GUARD INSTALLED



Deferred Maintenance / Due Diligence

Debris guards installed at the gutters. Unable to view condition of gutter as a result. We recommend maintaining the debris guard as per manufacturers instructions.

Recommendation

Contact a qualified professional.



4.5.1 Skylights & Other Roof Penetrations

CRACKED PLUMBING BOOT



Primary Concern

One or more rubber plumbing boots were cracked. I recommend evaluation and repair/replacement as needed by a qualified roofing contractor to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



5.1.1 Chimney

CHIMNEY MAINTENANCE



Deferred Maintenance / Due Diligence

Regular chimney maintenance is recommended as part of any normal homeowner maintenance routine. We recommend having the chimney and/or fireplace system cleaned and serviced annually, by a qualified chimney sweep professional. Examples of any needed areas of maintenance will be noted in the photo captions.

Recommendation

Contact a qualified chimney sweep.



5.2.1 Fireplace **CREOSOTE BUILDUP**



Recommend Repair or Safety Concern

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.

Recommendation

Contact a qualified fireplace contractor.



Right Side Fireplace

5.2.2 Fireplace **DAMPER OPERABILITY**



Recommend Repair or Safety Concern

The damper appeared to be non-operable or partially operable at time of inspection. We recommend a qualified chimney sweep evaluate for repairs prior to use.

Recommendation

Contact a qualified chimney contractor.



Left Side Fireplace

6.2.1 Garage Door/Garage Door Opener **MAINTENANCE**



Deferred Maintenance / Due Diligence

The garage door and/or garage door opener appeared to be in need of normal service or regular maintenance. Examples of observations will be noted in the photos below. This is regular homeowner maintenance for any home. I recommend service and repair as needed by a qualified garage door technician.

Recommendation

Contact a qualified garage door contractor.



6.2.2 Garage Door/Garage Door Opener

MISSING SAFETY CABLE

The springs at the overhead garage door were missing safety containment cables which are designed to prevent the springs from causing injury in the event that they become detached. I recommend evaluation and repair by qualified garage door contractor.

Recommendation

Contact a qualified garage door contractor.



Recommend Repair or Safety Concern



6.2.3 Garage Door/Garage Door Opener

PHOTO EYES MISSING

The photo eyes are an important safety feature of the garage door opener system. These will help to prevent the door from closing in case of an obstruction which could lead to injury or damage to people or property. The photo eyes need to be installed at the proper height and alignment to function properly and provide protection. Typically these eyes are installed approximately 6" from the floor. The photo eyes here are missing. I recommend installation by a qualified handyman or garage door technician.

Recommendation

Contact a handyman or DIY project



Recommend Repair or Safety Concern



Left Side

7.3.1 Windows

FAILED SEAL

Window with failed seals were noted. The symptoms often take the form of condensation between the panes of glass. These failures are more a cosmetic consideration than a functional one. The failure does not significantly affect the thermal insulation value of the window, however, the fog cannot be removed by normal cleaning. There is no simple fix for this condition, short of replacing the entire glazing unit.

Not all windows may be represented in the photos. I recommend evaluation and replacement of any failed windows as desired.

Recommendation

Contact a qualified window repair/installation contractor.



Deferred Maintenance / Due Diligence



Rear Left Side Bedroom

8.2.1 Main Electrical Panel and Materials

GROUND & NEUTRAL UNDER THE SAME SCREW

ELECTRICAL PANEL

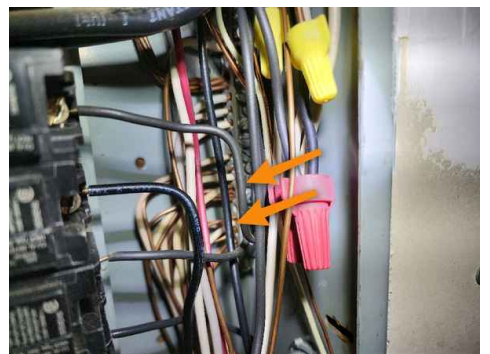
In the electrical panel, some ground wires and neutral wires were sharing the same screw. Each neutral wire is supposed to have its own screw so it stays tight and safe. When they share a screw, the connection might come loose over time, which can cause small problems with the electricity in the home.

Recommendation

Contact a qualified electrical contractor.



Recommend Repair or Safety Concern



8.2.2 Main Electrical Panel and Materials

IMPROPER FASTENERS

Improper pointed screws were used to secure the panel cover. Pointed screws have the potential to penetrate the wire insulation and create a safety or fire hazard. Blunt end screws should be used according to the manufacturer specifications. I recommend replacement by qualified electrical professional.

Recommendation

Contact a qualified electrical contractor.



Recommend Repair or Safety Concern



8.3.1 Lighting, Wiring, Switches & Receptacles

GFCI - RECOMMEND UPDATING

Although not necessarily required when the home was built, we recommend that all outlets in close proximity to water (kitchen, exterior, bathrooms, garage, etc.) be protected by a Ground Fault Circuit Interrupter (GFCI) device. A GFCI is designed to detect an imbalance, or fault, in the electrical current and shut off the circuit before personal injury can occur. GFCI receptacles can be installed at the point of use or whole circuits can be protected at the panel. I recommend a qualified electrician evaluate and update the system as needed.

Recommendation

Contact a qualified electrical contractor.



Recommend Repair or Safety Concern



Exterior Outlets

8.3.2 Lighting, Wiring, Switches & Receptacles

OUTLET - NO POWER

There did not appear to be power at one or more outlets at the time of inspection. Unknown to the inspector the reason for the condition. I recommend that a qualified electrical contractor evaluate for repair/replacement.

Recommendation

Contact a qualified electrical contractor.



Recommend Repair or Safety Concern



Crawlspace

8.3.3 Lighting, Wiring, Switches & Receptacles

PAINTED OUTLET

an outlet appeared to be painted. This may inhibit use of the outlet. I recommend that a qualified contractor clean the connectors.

Recommendation

Contact a qualified electrical contractor.



Deferred Maintenance / Due Diligence



Paint noted at Rear/Left Side outlet

10.2.1 Hot Water Systems and Components

TPR IMPROPER TERMINATION

The TPR appeared to terminate improperly. In the event the TPR releases water it may cause severe damage to surrounding surfaces or structures. I recommend repair by a licensed professional to properly divert to a safe location, usually to the exterior or to a waterproof surface sloped away from the home and personal property.

Recommendation

Contact a qualified plumbing contractor.



Deferred Maintenance / Due Diligence



TPR appears to drain to garage slab

10.3.1 Distribution Systems and Fixtures

INSULATE PLUMBING PIPES

Missing insulation on plumbing pipes in one or more areas. I recommend insulating plumbing lines in all unconditioned areas of the home to prevent freeze potential and or condensation. Generally, this is a simple improvement, that can prevent expensive pipe bursting repairs.

Recommendation

Contact a qualified handyman.



Deferred Maintenance / Due Diligence



13.2.1 Air Conditioner and Heat Pumps

COOLING NOT TESTED - LOW TEMPERATURE

The air conditioner or cooling mode for the heat pump was not tested for proper operation because the outside air temperature was 65 degrees or less. Running this equipment in low temperatures can potentially damage the system. I recommend inquiring with the seller as to the operation and service history of the system. Verification of proper function by a qualified HVAC technician is highly recommended before closing.



Deferred Maintenance / Due Diligence

Recommendation

Contact a qualified HVAC professional.

13.4.1 Furnace Vents And
Flues

Recommend Repair or Safety Concern

FLUE DETERIORATION

It appeared that the flue was rusted and deteriorated at the time of inspection. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified HVAC professional.



15.1.1 Roof Structure and Attic

APPARENT FUNGAL GROWTH

Recommend Repair or Safety Concern

Residue observed on attic sheathing appeared to be fungal in nature. I did not inspect, test or determine if this growth is or is not a health hazard. This type of testing is beyond the scope of a standard home inspection. The underlying cause is moisture or dampness. Evaluation by a qualified remediation professional is recommended.

Recommendation

Contact a qualified environmental contractor





KEY
Inspection
Services

KEY INSPECTION SERVICES

(800) 748-8766

officeteam@keyinspectionsservices.com

<https://www.keyinspectionsservices.com>



INSPECTION REPORT

2711 169th St SE
Bothell, WA 98012

Kristi Patricelli
09/08/2026



Inspector

David Mercado

WA License Number 21004148

(800) 748-8766

officeteam@keyinspectionsservices.com



Agent

Tony Meier

Windermere

425-466-1000

tony@windermere.com

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Scope of Inspection & Comment Explanations

This inspection was performed for the home owner selling this home and was inspected according to the Washington State Standards of Practice. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. Our inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change. This report and our agreement are with our client and no other parties. This report can be used in a variety of ways. Whether you wish to simply leave the property as-is, or you can use this report as a checklist of items you wish to update and attach receipts of work completed. You may also wish to have a reinspection done of the completed work and have an updated report to share with potential buyers. We recommend consulting a qualified real estate professional to discuss the observations in this report. Our goal is to provide information about the condition of the property at the time of the inspection.

The following definitions explain the comment descriptions represented in this inspection report. All comments by the inspector should be considered carefully. Any recommendations by the inspector considered a primary concern or potentially needing repair or replacement suggests a second opinion or further inspection by a qualified contractor should be considered.

Blue - Deferred Maintenance/Due Diligence:

- These are common maintenance items for the age of the home, that in our opinion have been overly deferred or are in need of updating. Deferred maintenance items will need to be serviced in the near future. As with anything, improper maintenance can lead to additional cost of ownership and potential safety hazards.
- Due diligence can simply be a suggestion to do some research or look into having further evaluation completed. For a listing inspection, it may be a suggestion to provide more information about an item or component such as recent service records or receipts of work completed. If the needed information is unavailable, we recommend having these items evaluated by a qualified professional in the appropriate field.

Orange: Recommend Repair/Safety Concern:

- This may include a simple repair to a significant hazard. Some of these items may be a high priority for correction, but can also be a simple, inexpensive fix. Safety hazards should always be given careful consideration and may become more significant depending on the occupants of the home (i.e. small children, elderly, etc.).

Red: Primary Concern:

- The item, component or unit is not functioning as intended, or needs further evaluation by a qualified contractor. These Items should be repaired sooner than later.

Items, components or units that can be repaired to satisfactory condition may not need replacement. Some items may be considered primary concerns due to the potential for further problems but may be a simple and inexpensive correction. Primary concerns may also include significant safety concerns or potentially expensive repairs.

All comments and recommendations should be considered carefully regardless of their category. Every homeowner and buyer is different. What is important to one person may not be as important to another. Safety concerns should always be given extra consideration.

Thank you for the opportunity to service your inspection needs. As inspectors we strive in every way to give each client a competent and thorough inspection, there may be specific features, systems/components, or issues we are not able to inspect or perhaps even confirm their existence. Even in the case of those items which receive the most thorough examination, there may be further tasks which you as the property buyer and new owner, will need to address during your period of ownership.

The Scope and Purpose of a Home Inspection

OUR FOCUS: We are focused on major items found during the course of a visual inspection. If items are found needing further professional evaluation we will recommend these items be addressed per the below recommendations. This is not a checklist for maintenance items, this is a Priority concerns report. Our focus is on-site education and an inspection focusing on Priority Concerns, Structural Concerns, Components at or nearing the end of their designed life.

A home inspection is not an insurance policy

This report does not substitute for, or serve as a warranty or guarantee of any kind. Talk to a qualified real estate agent for more information about home warranties.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the property. We inspect the components of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving personal belongings or furniture. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for code compliance. During the construction process, structures are inspected for code compliance by municipal inspectors. Framing is open for inspection at that time and can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. Most houses fall out of code compliance shortly after they are built, as the codes continually change. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

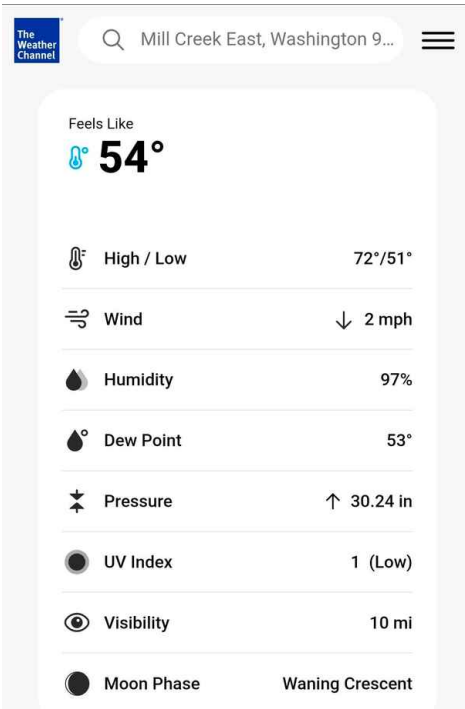
This inspection will include the following systems: exterior, roof, attic, grounds, foundation, crawlspace or basement, interior, plumbing, electrical and heating and cooling. The evaluation will be based on limited observations that are primarily visual and non-invasive, as well as operation of some systems using normal operating controls. This inspection and report are not intended to be technically exhaustive.

Our inspections are conducted according to rules and regulations set by the State of Washington. For more information, please visit the Washington State Legislature website for [Home Inspector - Standards of Practice](#).

1: INSPECTION DETAILS

Information

Inspection Details: In Attendance Client	Inspection Details: Occupancy Occupied	Inspection Details: Temperature (F) Approximately 50-60
--	--	---



Inspection Details: Type of Building Single Family	Inspection Details: Weather Conditions Clear
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Inspection Details: Year Of Construction
1978

The approximate year of original construction is given as reference and as a courtesy. This number is based off of public records. An evaluation of the actual build date is beyond the scope of this inspection.

Occupied Home

Inspecting an occupied home can present some limitations, as there might be certain areas that we can't fully observe due to the homeowner's belongings. While we strive to check as much as possible, we may only be able to test a representative number of electrical receptacles and windows rather than every single one. According to the WA Standards, only a representative number of windows and outlets need to be tested. Additionally, we may not be able to assess the arc fault or GFCI protection at the electrical panel. It's also possible that some appliances are in use or that closets are packed, which might restrict our access to other parts of the home. To ensure everything is in order, we highly recommend doing a full walkthrough of the house once the occupant's belongings have been cleared out, especially before closing, to catch any areas of concern that might not have been accessible during the inspection.

Older Home

This was an inspection on an older home. With most older homes, it is common to have areas that do not comply with current building codes and while we make every effort to point out safety issues, we do not inspect to code. Many homes, regardless of age, have had repairs/renovations performed that do not meet standard workmanship qualities. We do not judge the quality of the work but rather whether it is functioning as intended and safe. It is common to see older plumbing and/or electrical components. Evidence of water damage could be years old from a problem that no longer exists or may still need further attention and repair. It is common to have lead based paint products and/or asbestos material in older homes. Testing whether or not this material is present in the home is beyond the scope of a standard home inspection. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. As a courtesy, we may point out examples of some of these items in the photos below. These photos are for reference only.

What Really Matters in a Home Inspection

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own, or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important.

But the issues that really matter fall into four categories:

1. Major defects, such as a structural failure;
2. Conditions that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Conditions that may hinder your ability to finance, legally occupy, or insure the home if not corrected immediately; and
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. **Often, a serious problem can be corrected inexpensively to protect both life and property.**

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. Negotiations do often take place and can be discussed with your real estate professional, but we do not hold any authority to require correction or repair of any item noted in this report. No house is perfect. Keep things in perspective as you move forward.

2: ORIENTATION FOR REPORT

Information

Front



Left Side



Rear



Right Side



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Materials

Wood



Siding, Flashing & Trim: Trim and Flashing Materials

Mixture of Materials

Driveways, Walkways, and Patios: Driveway Material

Concrete

Driveway materials are the surface treatments used to create vehicular access paths to properties. Common materials include concrete, asphalt, gravel, pavers, and natural stone, each offering unique characteristics in terms of durability, maintenance, cost, and aesthetic appeal.

Driveways, Walkways, and Patios: Walkway Material

Exterior

Concrete

Walkway materials provide the surface for pedestrian movement around a property, offering functional and aesthetic connections between different exterior spaces.



Limitations

Vegetation, Grading, Drainage & Retaining Walls

UNDERGROUND DRAINAGE LIMITATION

The inspection and evaluation of underground drainage systems and components are outside the scope of a residential home inspection. Although we do our best to report on any obvious signs of failure, it is impossible for us to see underground or to evaluate these systems without specialized testing equipment. Any obvious concerns we see will be noted in the report. If a complete evaluation of these systems is desired, we recommend consulting a qualified, drainage or landscaping professional.



Downspout drain

Observations

3.2.1 Driveways, Walkways, and Patios



Deferred Maintenance / Due Diligence

DRIVEWAY CRACKS - MINOR

Minor cosmetic cracks observed in the driveway which may indicate movement in the soil. Recommend monitoring and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.2.2 Driveways, Walkways, and Patios



Deferred Maintenance / Due Diligence

WALKWAY CRACKING - MINOR

Minor cracks observed at the walkway which may indicate settlement of the underlying soils. I recommend monitoring and/or patch/seal as necessary.

Recommendation
Recommend monitoring.



3.3.1 Decks, Porches, and Stairs

PATIO OR PORCH COVERING - NON PROFESSIONAL

 Recommend Repair or Safety Concern

The roof installation did not appear to be built to modern building standards. Examples of concerns will be noted in the photo captions. Contact a qualified handyman or contractor as desired for repair or improvement.

Recommendation
Contact a qualified general contractor.



Post Bases not fully fastened



Rafters appear undersized



Beam appears undersized



Non-standard framing connection at post to beam



Non-standard ledger

4: ROOF

Information

Roof Information: Inspection Method Walked Roof	Roof Information: Material Asphalt	Roof Information: Number of roof layers Single Layer Roof
Roof Information: Roof Type/Style Gable		
Roof Information: General Condition Satisfactory		
Roof coverings are essential protective layers designed to shield a building from environmental elements. These systems typically consist of materials like asphalt shingles, metal, tile, or wood shakes that are installed over the roof deck to prevent water infiltration and provide thermal insulation. The type and quality of roof coverings significantly impact a property's durability, energy efficiency, and overall structural protection.		

Roof Information: Roof Overview Photos



Observations

4.3.1 Roof Drainage Systems



Deferred Maintenance / Due Diligence

**GUTTER DEBRIS
GUARD INSTALLED**

Debris guards installed at the gutters. Unable to view condition of gutter as a result. We recommend maintaining the debris guard as per manufacturers instructions.

Recommendation

Contact a qualified professional.



4.5.1 Skylights & Other Roof Penetrations

CRACKED PLUMBING BOOT

One or more rubber plumbing boots were cracked. I recommend evaluation and repair/replacement as needed by a qualified roofing contractor to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.

 **Primary Concern**



5: CHIMNEY & FIREPLACE

Information

Fireplace: Type

Wood



Left Side Fireplace

Limitations

Fireplace

FIREBOX COVERED

The firebox was covered and therefore not inspected. I recommend evaluation by a qualified fireplace contractor.



Fire bricks appear to be covering steel firebox lining

Observations

5.1.1 Chimney

CHIMNEY MAINTENANCE

Regular chimney maintenance is recommended as part of any normal homeowner maintenance routine. We recommend having the chimney and/or fireplace system cleaned and serviced annually, by a qualified chimney sweep professional. Examples of any needed areas of maintenance will be noted in the photo captions.

Recommendation

Contact a qualified chimney sweep.



Deferred Maintenance / Due Diligence



5.2.1 Fireplace

CREOSOTE BUILDUP



Recommend Repair or Safety Concern

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.

Recommendation

Contact a qualified fireplace contractor.



Right Side Fireplace

5.2.2 Fireplace

DAMPER OPERABILITY

The damper appeared to be non-operable or partially operable at time of inspection. We recommend a qualified chimney sweep evaluate for repairs prior to use.

Recommendation

Contact a qualified chimney contractor.



Recommend Repair or Safety Concern



Left Side Fireplace

6: GARAGE / CARPORT

Information

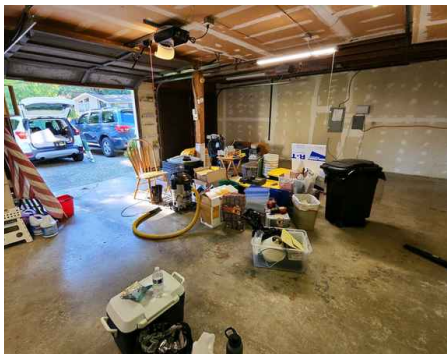
Garage General: Floors, Walls, and Ceiling Materials

Mixture of Materials

Garage Door/Garage Door Opener: Type of Door Operation Opener



Garage General: Garage Overview Photos



Limitations

Garage Door/Garage Door Opener

DOWNWARD FORCE NOT TESTED

The downward force safety mechanism of the overhead garage door was not tested at time of inspection due to potential of garage door damage. This is a company policy. Adjustment to the downward force is usually straightforward. For additional information, here is a link on how to adjust the downward force: [Downward Force Adjustment](#)

Observations

6.2.1 Garage Door/Garage Door Opener



Deferred Maintenance / Due Diligence

MAINTENANCE

The garage door and/or garage door opener appeared to be in need of normal service or regular maintenance. Examples of observations will be noted in the photos below. This is regular homeowner maintenance for any home. I recommend service and repair as needed by a qualified garage door technician.

Recommendation

Contact a qualified garage door contractor.



6.2.2 Garage Door/Garage Door Opener



Recommend Repair or Safety Concern

MISSING SAFETY CABLE

The springs at the overhead garage door were missing safety containment cables which are designed to prevent the springs from causing injury in the event that they become detached. I recommend evaluation and repair by qualified garage door contractor.

Recommendation

Contact a qualified garage door contractor.



6.2.3 Garage Door/Garage Door Opener



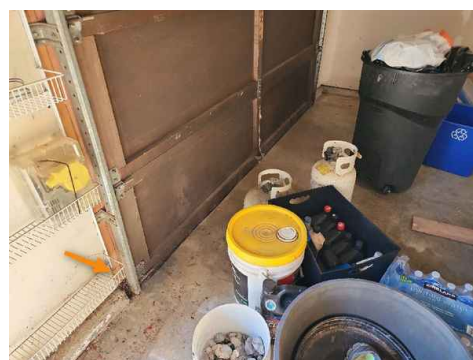
Recommend Repair or Safety Concern

PHOTO EYES MISSING

The photo eyes are an important safety feature of the garage door opener system. These will help to prevent the door from closing in case of an obstruction which could lead to injury or damage to people or property. The photo eyes need to be installed at the proper height and alignment to function properly and provide protection. Typically these eyes are installed approximately 6" from the floor. The photo eyes here are missing. I recommend installation by a qualified handyman or garage door technician.

Recommendation

Contact a handyman or DIY project



Left Side

7: DOORS AND WINDOWS

Information

Interior Doors: Interior doors

Wood, Hollow Core

Exterior Doors: Exterior Entry Doors

Mixture of Materials

All exterior entrance doors are inspected for material defects for energy efficiency and security. All locks are checked for proper function. Unless noted in the report below, the exterior doors on the home were in acceptable condition at the time of the inspection.

Windows: Materials

Vinyl

All accessible windows are inspected for normal function and ability to open, close, and lock. Any obvious indications of a failure of the thermal seal between window panes will be noted in the report as a courtesy. Because seal failure may sometimes be detectable under very specific time and weather conditions, the determination of a failed window seal is not part of a residential home inspection. If a more thorough investigation of the windows is desired, please consult a qualified window installation or repair professional. Unless otherwise noted in the report, all accessible windows functioned as intended.



Observations

7.3.1 Windows

FAILED SEAL

Window with failed seals were noted. The symptoms often take the form of condensation between the panes of glass. These failures are more a cosmetic consideration than a functional one. The failure does not significantly affect the thermal insulation value of the window, however, the fog cannot be removed by normal cleaning. There is no simple fix for this condition, short of replacing the entire glazing unit. Not all windows may be represented in the photos. I recommend evaluation and replacement of any failed windows as desired.

Recommendation

Contact a qualified window repair/installation contractor.



Deferred Maintenance / Due Diligence



Rear Left Side Bedroom

8: ELECTRICAL

Information

**Main Electrical Panel and
Materials: Branch Wire Material**
Copper

**Main Electrical Panel and
Materials: Main Distribution
Panel Location**
Garage

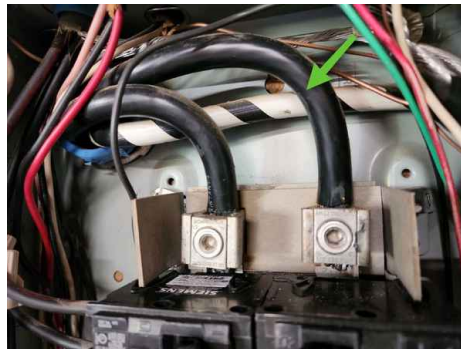
**Main Electrical Panel and
Materials: Main Electrical Shut-
off Location**
Split Bus



**Main Electrical Panel and
Materials: Overcurrent
Protections Type**
Circuit Breaker

**Main Electrical Panel and
Materials: Panel Capacity**
200 AMP

**Main Electrical Panel and
Materials: Panel Manufacturer**
Murray



4/0 Stranded Aluminum

**Main Electrical Panel and
Materials: Wiring Type**
NM Cable (Romex)

**Smoke and Carbon Monoxide
Alarms: Carbon Monoxide Alarms**
Present



Service Entrance - Grounding and Bonding: Electrical Service Conductors

Underground Service Lines

Electrical service conductors are the primary cables that bring electrical power from the utility lines to a property's main electrical panel. These conductors typically include overhead or underground lines that connect the electrical meter and transfer electricity into the home's internal wiring system. They are a critical component of a property's electrical infrastructure, enabling the safe and reliable distribution of electrical power throughout the structure.



Meter at Left Side

Observations

8.2.1 Main Electrical Panel and Materials



Recommend Repair or Safety Concern

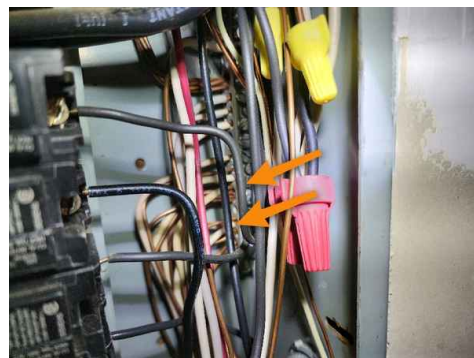
GROUND & NEUTRAL UNDER THE SAME SCREW

ELECTRICAL PANEL

In the electrical panel, some ground wires and neutral wires were sharing the same screw. Each neutral wire is supposed to have its own screw so it stays tight and safe. When they share a screw, the connection might come loose over time, which can cause small problems with the electricity in the home.

Recommendation

Contact a qualified electrical contractor.



8.2.2 Main Electrical Panel and Materials



Recommend Repair or Safety Concern

IMPROPER FASTENERS

Improper pointed screws were used to secure the panel cover. Pointed screws have the potential to penetrate the wire insulation and create a safety or fire hazard. Blunt end screws should be used according to the manufacturer specifications. I recommend replacement by qualified electrical professional.

Recommendation

Contact a qualified electrical contractor.



8.3.1 Lighting, Wiring, Switches & Receptacles



Recommend Repair or Safety Concern

GFCI - RECOMMEND UPDATING

Although not necessarily required when the home was built, we recommend that all outlets in close proximity to water (kitchen, exterior, bathrooms, garage, etc.) be protected by a Ground Fault Circuit Interrupter (GFCI) device. A GFCI is designed to detect an imbalance, or fault, in the electrical current and shut off the circuit before personal injury can occur. GFCI receptacles can be installed at the point of use or whole circuits can be protected at the panel. I recommend a qualified electrician evaluate and update the system as needed.

Recommendation

Contact a qualified electrical contractor.



Exterior Outlets

8.3.2 Lighting, Wiring, Switches & Receptacles

OUTLET - NO POWER

There did not appear to be power at one or more outlets at the time of inspection. Unknown to the inspector the reason for the condition. I recommend that a qualified electrical contractor evaluate for repair/replacement.

Recommendation

Contact a qualified electrical contractor.



Recommend Repair or Safety Concern



Crawlspace

8.3.3 Lighting, Wiring, Switches & Receptacles

PAINTED OUTLET

an outlet appeared to be painted. This may inhibit use of the outlet. I recommend that a qualified contractor clean the connectors.

Recommendation

Contact a qualified electrical contractor.



Deferred Maintenance / Due Diligence



Paint noted at Rear/Left Side outlet

9: INTERIOR

Information

Floors - Walls - Ceiling: Ceiling Materials

Mixture of materials

Countertops & Cabinets: Countertop and Cabinet Material

Mixture of materials

Floors - Walls - Ceiling: Floor Covering

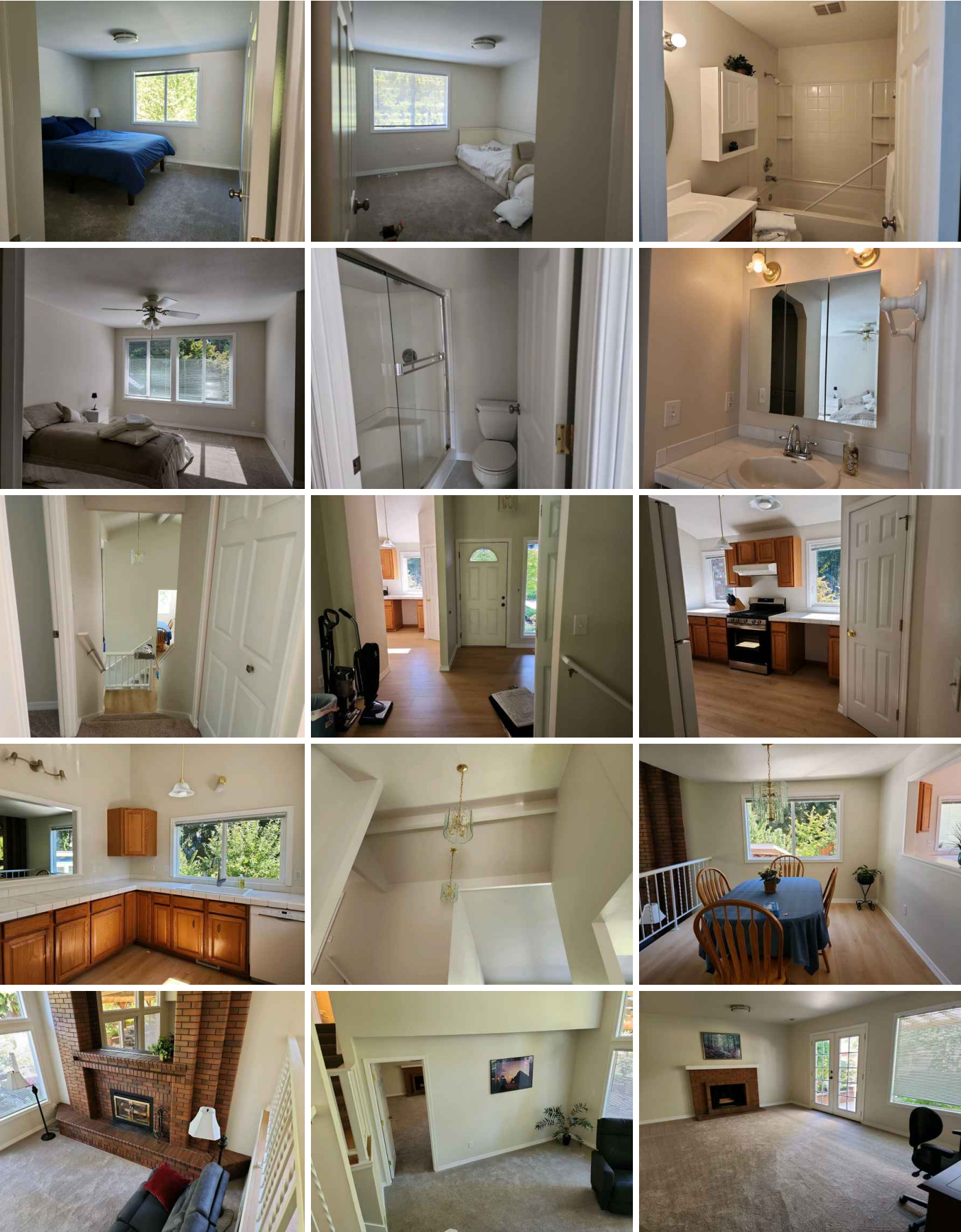
Mixture of materials

Floors - Walls - Ceiling: Wall Materials

Mixture of materials

Interior Overview Photos: Interior Overview Photos

These photos are general photos displaying the condition and orientation of the home at the time of the inspection. These are for reference only and are not observational photos.





10: PLUMBING

Information

Main Water: Main Water Shut-Off
Location
Garage



Main Water: Water Source
Public



Meter at front

Main Water: Water Supply
Material
Copper



Hot Water Systems and Components: Power Source/Type
Gas

Distribution Systems and Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Material
ABS

Drain, Waste, & Vent Systems: Sump Pump
No Sump Pump Found

Main Water: Water Pressure

Acceptable Pressure

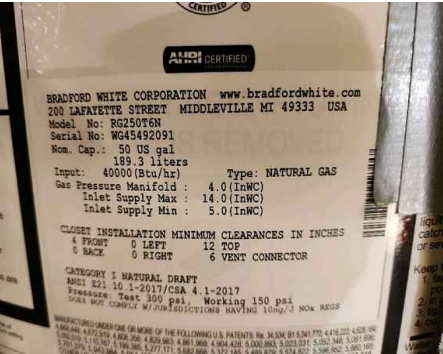
Water pressure is a critical component of a home's plumbing system that determines the effectiveness of water delivery throughout the property. Acceptable water pressure typically ranges between 40-80 PSI (pounds per square inch), allowing for consistent flow to fixtures, appliances, and multiple water sources simultaneously.



Approximately 56 PSI

Hot Water Systems and Components: Age of Water Heater - Years Old

6



Data Plate

Serial No	wg45492091
Model No	RG250T6N
Type	RES GAS
Mfg. Date	July 20, 2020
Original Mfg. Date	July 20, 2020
Warranty Length	Tank - 6 Years Parts - 6 Years
Warranty Expires*	October 30, 2026
Registration Status	Not Registered

*Warranty coverage begins at the date of installation. This default date shown represents when the product was manufactured plus 3 months, which allows for inventory and distribution.

Hot Water Systems and Components: Seismic Straps

Yes

Seismic straps are safety devices designed to secure water heaters during earthquakes, preventing potential tipping, movement, or damage to the unit and surrounding infrastructure.

Hot Water Systems and Components: TPR Valve and Line

Improper termination

A Temperature and Pressure Relief (TPR) valve is a critical safety device on water heaters that prevents excessive pressure buildup by releasing water if internal temperatures or pressures become dangerously high.

Hot Water Systems and Components: Water Heater Capacity

50 Gallons

Water heater capacity refers to the volume of hot water a system can store and produce, typically measured in gallons. Capacity determines how much hot water is available for simultaneous household activities like showering, washing dishes, and laundry.



Hot Water Systems and Components: Water Temperature

Below 120°F (Energy Saving)

Water temperature is a critical aspect of residential plumbing systems that impacts comfort, safety, and energy efficiency. Proper water temperature ensures appropriate hot water delivery for various household activities like bathing, cleaning, and washing. Standard residential water heaters typically maintain temperatures between 120-140 degrees Fahrenheit, balancing comfort with energy conservation and scalding prevention.

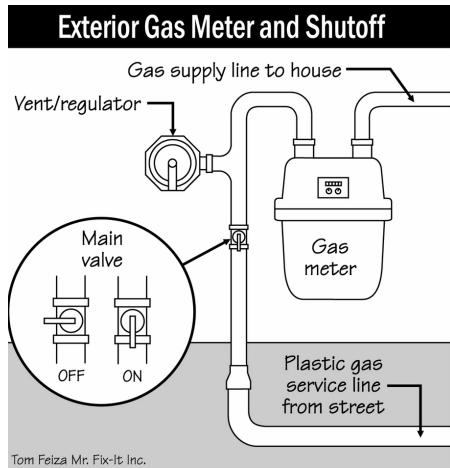


Drain, Waste, & Vent Systems: Sewer Scope Performed

Sewer scope performed at time of inspection. Please refer to separate Sewer Report for findings.

Fuel Storage & Distribution Systems: Main Gas Shut-Off Location

Gas Meter



Meter at Left Side

002

Observations

10.2.1 Hot Water Systems and Components



Deferred Maintenance / Due Diligence

TPR IMPROPER TERMINATION

The TPR appeared to terminate improperly. In the event the TPR releases water it may cause severe damage to surrounding surfaces or structures. I recommend repair by a licensed professional to properly divert to a safe location, usually to the exterior or to a waterproof surface sloped away from the home and personal property.

Recommendation

Contact a qualified plumbing contractor.



TPR appears to drain to garage slab

10.3.1 Distribution Systems and Fixtures

INSULATE PLUMBING PIPES

Missing insulation on plumbing pipes in one or more areas. I recommend insulating plumbing lines in all unconditioned areas of the home to prevent freeze potential and or condensation. Generally, this is a simple improvement, that can prevent expensive pipe bursting repairs.

Recommendation

Contact a qualified handyman.



Deferred Maintenance / Due Diligence



11: KITCHEN

Information

Kitchen Information: Kitchen Overview Photo



Kitchen Exhaust Fan: Exhaust Type Vented



Range/Oven/Cooktop: Range / Cooktop Works



Built-in Microwave: No Built In Microwave

There was no built in microwave at the time of inspection.

Kitchen Information: Kitchen Appliances

Kitchen appliances are tested using normal operating controls. We do this as a courtesy and as a means to verify the function of the plumbing or electrical connections of these appliances. We may not test every burner or determine if the broiler or oven temperatures are accurate. We check for water availability at the refrigerator, but we often times cannot verify adequate function of the ice maker. With the limited time provided for an inspection, we do our best to efficiently verify that the appliances are installed correctly and that there are no obvious safety or habitability concerns. We urge you to verify the function of all appliances during a final walkthrough or prior to closing. Regular maintenance of appliances is also important for function and service life. Follow all manufacturer's recommendations for service and cleaning.

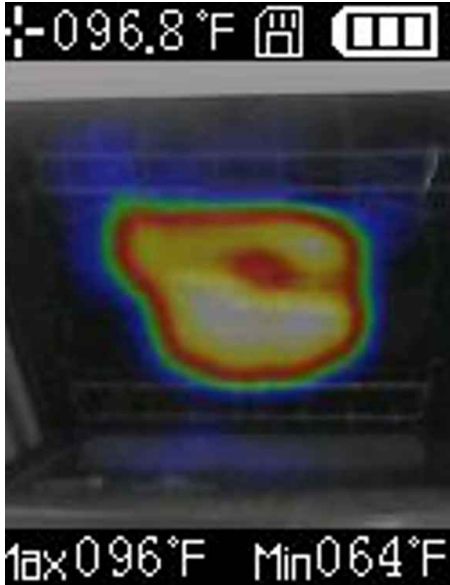


Refrigerator: Refrigerator Maintenance

Maintenance is important for prolonging the life of any appliance. Although these items aren't part of a home inspection, we recommend following all manufacturer recommendations for cleaning and maintenance of items such as removing dust and debris from refrigerant coils or changing water filters and light bulbs.

Dishwasher: Dishwasher works

The dishwasher was in operable condition with no leaks at the time of inspection.



Limitations

Range/Oven/Cooktop

NEW OVEN

Due to a brand new oven and the manufacturer's recommended burn off time, it was not inspected. It is recommended to inquire with the seller/manufacture for more information.

12: LAUNDRY ROOM

Information

Washers & Dryers: Dryer Power

Source

220V Electric



Washers & Dryers: Washer & Dryer Not Inspected

Washers and dryers are not part of a standard home inspection. I recommend sharing any history of maintenance or warranties that are available. For increased protection against leaks, I recommend ensuring a drain pan under the washer is installed with a water alarm and having braided stainless steel hoses which are more durable than rubber. We do not test washers and dryers because they need a load in them to ensure they will be properly balanced, and work as designed.



13: HEATING AND COOLING

Information

Furnace And Filters: Age of Furnace

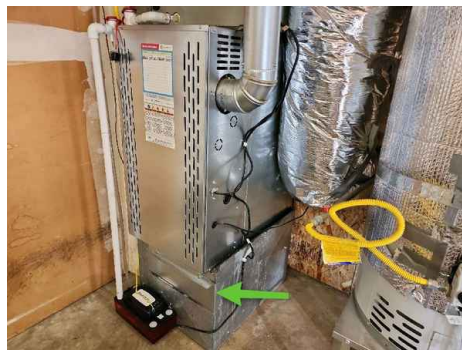
5 years



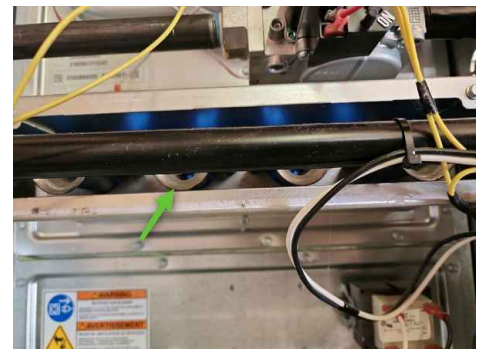
Data Plate

Furnace And Filters: Filter Location

At Furnace



Furnace And Filters: Furnace Works



Burners

Furnace And Filters: Heat Energy Source

Gas

Furnace And Filters: Heat Type Forced Air



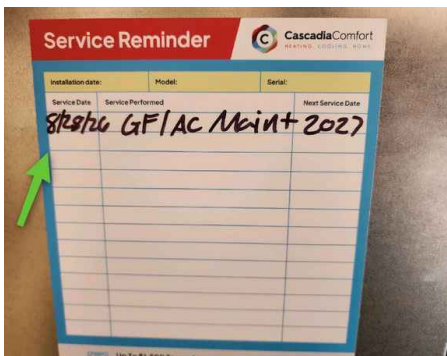
Air Conditioner and Heat Pumps: Age of Equipment - Year Of Manufacture 2020



Data Plate

Furnace And Filters: Recent Servicing

Service sticker on the furnace indicated recent servicing. I recommend retaining a copy of the receipt for your records, as well as having a point of contact for future maintenance and operation questions.



Service noted in August of 2026

Air Conditioner and Heat Pumps: A/C and Heat Pump Maintenance

An air conditioning or heat pump system was installed at the property. These systems, like any other, require periodic maintenance and cleaning. We recommend following all manufacturer's guidelines for cleaning and maintenance of the system. If you are unsure of the last service or the last service was more than 12 months ago, we recommend contacting a qualified HVAC technician to clean and service the system to help prolong the life and function of the components.

Air Conditioner and Heat Pumps: Equipment Type

Central Air Conditioner



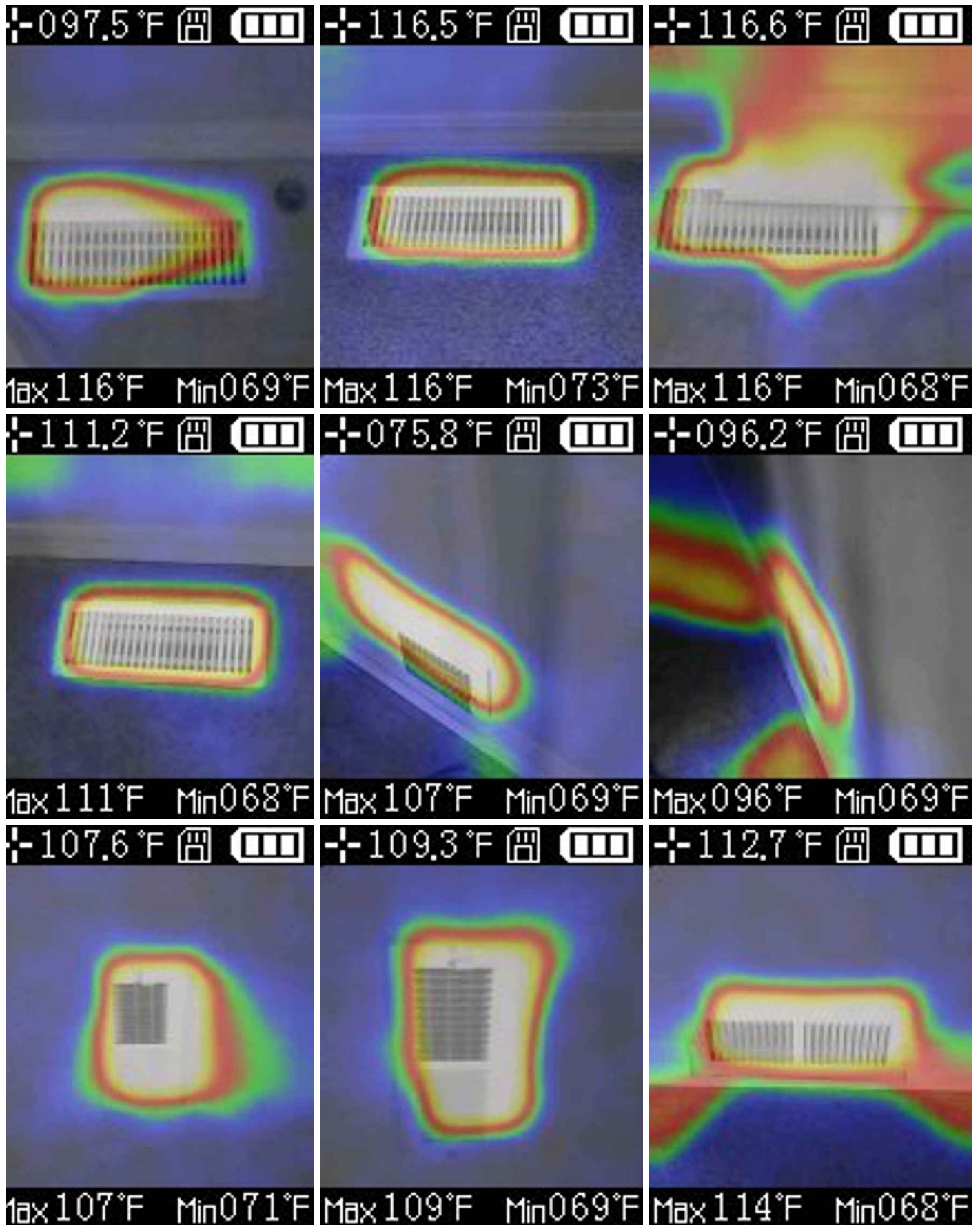
Condensor at Left Side

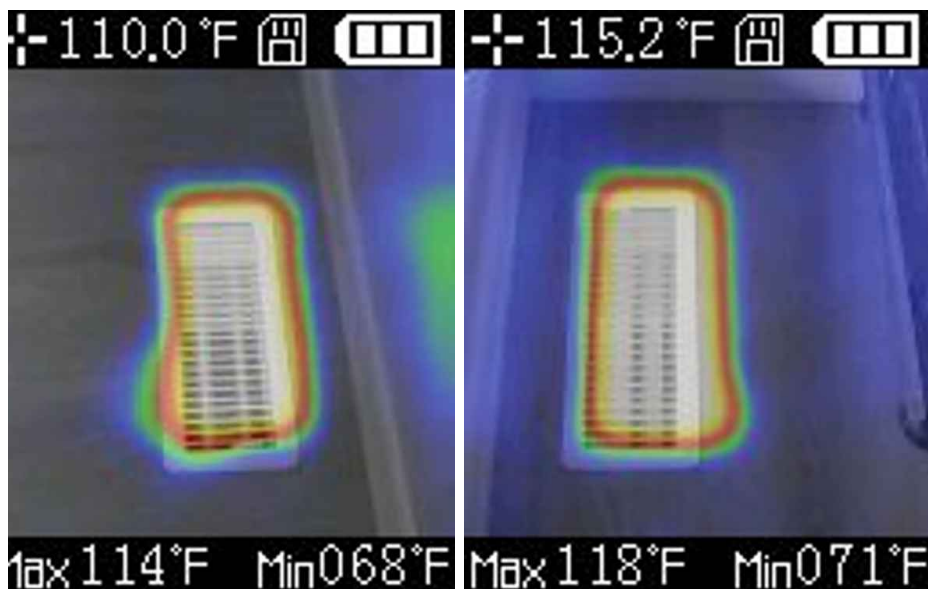


Coil Unit

Ducts, Registers, and Thermostats: Ductwork

Partially insulated





Observations

13.2.1 Air Conditioner and Heat Pumps

COOLING NOT TESTED - LOW TEMPERATURE

The air conditioner or cooling mode for the heat pump was not tested for proper operation because the outside air temperature was 65 degrees or less. Running this equipment in low temperatures can potentially damage the system. I recommend inquiring with the seller as to the operation and service history of the system. Verification of proper function by a qualified HVAC technician is highly recommended before closing.

Recommendation

Contact a qualified HVAC professional.



Deferred Maintenance / Due Diligence

13.4.1 Furnace Vents And Flues

FLUE DETERIORATION

It appeared that the flue was rusted and deteriorated at the time of inspection. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified HVAC professional.



Recommend Repair or Safety Concern



14: INSULATION AND VENTILATION

Information

Attic Insulation: Insulation Type

Cellulose, Loose-fill

**Floor Insulation: Flooring Insulation**

Batt, Fiberglass

Ventilation: Ventilation Type

Soffit Vents, Thermostatically Controlled Fan



Operational

Exhaust Systems: Exhaust Fans and Vents

Exhausting warm damp air from the interior of the home is important in maintaining healthy indoor air quality as well as preventing condensation on interior surfaces or inside of wall cavities. During the inspection, we look for and test exhaust fans using normal operating controls. We cannot determine the adequacy of these fans in all cases and recommend monitoring and cleaning fan covers as part of a regular home maintenance routine. Unless noted in the report below, all exhaust fans appeared to be functioning as intended.

Limitations

Floor Insulation

COVERING INSTALLED ON FLOOR JOISTS

Coverings were installed on the bottom of the floor joists in one or more areas thereby limiting inspection. I recommend inquiring with the seller about any history or maintenance. For further technical information I recommend evaluation by a qualified contractor.



15: STRUCTURE

Information

Roof Structure and Attic:
Structural System
Trusses, Rafters



Posts, Piers & Slabs: Type and Materials
Wood Post / Concrete Pier



Structural System (Walls-Ceilings-Floors): Structural Ceiling Framing Materials
Wood

Structural System (Walls-Ceilings-Floors): Structural Floor Framing Materials
Wood



Structural System (Walls-Ceilings-Floors): Structural Wall Framing Materials
Wood

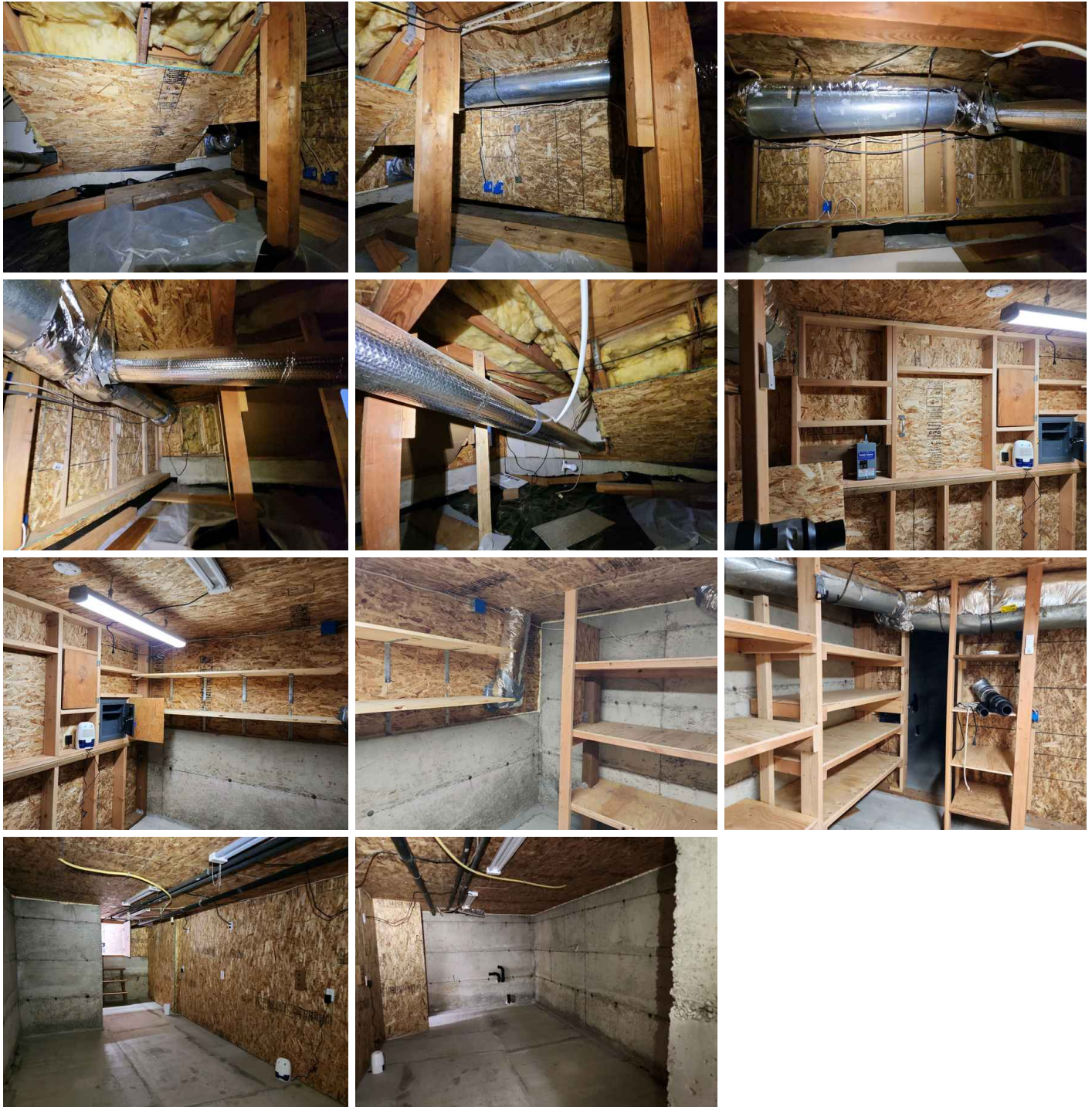


Foundation, Basement, and Crawlspace: Foundation Material
Poured Concrete

Roof Structure and Attic: Attic Overview Photos



Foundation, Basement, and Crawlspace: Crawlspace Overview Photos



Limitations

Vapor Barrier

NOT ACCESSIBLE FOR INSPECTION

Vapor barrier not accessible for inspection due to slab on grade design.

Observations

15.1.1 Roof Structure and Attic

APPARENT FUNGAL GROWTH

Recommend Repair or Safety Concern

Residue observed on attic sheathing appeared to be fungal in nature. I did not inspect, test or determine if this growth is or is not a health hazard. This type of testing is beyond the scope of a standard home inspection. The underlying cause is moisture or dampness. Evaluation by a qualified remediation professional is recommended.

Recommendation

Contact a qualified environmental contractor



16: PESTS, INSECTS, AND WDO

Information

General: Pests, Insects, And WDO

Although we do our best to observe and report on any conducive conditions or signs of concern, this inspection does not substitute for a complete structural pest inspection. If a complete structural pest inspection is desired, this can be performed for an extra fee. Please feel free to reach out to your inspector or our office for more information.

17: ITEMS NOT INSPECTED

Information

Items Not Inspected: Detached Structures

I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or buildings.



Items Not Inspected: Generator

Backup generator systems are outside the scope of a standard home inspection. Generator system not inspected. Inquire with seller regarding function and maintenance of this system. For further technical information I recommend inquiring with a qualified electrician.

Items Not Inspected: Irrigation systems

There appears to be an irrigation system on the property. These systems are outside the scope of a standard home inspection. I recommend inquiring with the seller about any history and maintenance to the system.



Double check valve

Items Not Inspected: Low Voltage / Communication

Low-voltage and communication systems, such as internet cabling, phone lines, alarm wiring, intercoms, or audio/video systems, are not evaluated as part of a standard home inspection. These systems are typically outside the scope of the inspection and were not tested for function or installation quality. If evaluation is desired, consultation with a qualified specialist is recommended.



Items Not Inspected: Ponds & Associated Systems

Ponds and associated systems are outside the scope of a standard home inspection. Inquire with seller regarding operations and maintenance of these systems. For further technical support I recommend contacting a qualified landscape specialist.



Items Not Inspected: Rain Collection Systems

Rain water connection systems are outside the scope of a standard home inspection. Inquire with seller for an understanding of the operations and required maintenance of this system.



Items Not Inspected: Sheds

Sheds are outside the scope of a standard home inspection. Inquire with seller about any history or maintenance of the shed.



18: FINAL CHECKLIST

Information

Range Top And Oven Turned Off	Dishwasher Off	Thermostat Leaving Setting
Yes	Yes	Off

Settings/temperature

Non Present

Cover Installed

Yes

Cover Installed

Yes

Furnace cover and switch on

Yes

19: REPORT CONCLUSION

Information

Reasonable Expectations: Setting Reasonable Expectations

Setting Reasonable Expectations When Things Go Wrong

There may come a time that you discover something wrong with the house...

LIVING IN THE HOUSE IS DIFFERENT THAN INSPECTING A HOUSE

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or the whole family is trying to take a shower.

No Clues

Some problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the current condition of the home. If there are no clues of a problem in the past, it is impossible to foresee a problem in the future.

We May Leave Some Minor Things Out

The minor problems that are identified, are discovered while looking for more significant concerns. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect real estate decisions.

Limitations

Weather, temperature, occupant possessions, lack of access can all limit what we are able to see at an inspection.

The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. We look for evidence of a past problem or we point out conditions that may lead to a future problem, but we cannot predict the future.

A Long Look

Home inspections are often conducted with tight timelines and urgency. We have a limited amount of time at each home we inspect. To fully evaluate every detail of every system would take considerably more time and cost a considerably larger amount of money.

We're Generalists

We are generalists; we are not experts in any one field. The heating contractor may have more heating expertise than we do. The electrician may have more electrical knowledge than we do. This is why we so often call for an expert to further evaluate a system and correct it as needed. We look for signs that there may be a problem and recommend an expert to fix it.

An Invasive Look

Problems often become apparent when trim boards or carpets are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We cannot perform any invasive or destructive tests. Often times, more problems are discovered during the process of repairing something else. We cannot report on defects that we cannot see.

Not Insurance, But Education

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. We hope to provide value by educating our clients about their home and providing guidance and peace of mind for the future.

Conclusion of your report: Conclusion

Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide alarms; identify all escape and rescue paths; rehearse an emergency evacuation of the home; never service any electrical equipment without first disconnecting its power source; regulate the temperature of water heaters to prevent scalding. Get to know your home, so you are able to more easily recognize when something is not right.

We have made every effort to provide you with an accurate assessment of the condition of the property and to alert you to any significant defects or adverse conditions. Please remember, as a homeowner, you should expect problems to occur over time. Developing a regular home maintenance schedule is one of the most important things you can do for your home.

Please use us as a resource for your future needs. If you want to schedule a home maintenance inspection, or you need an unbiased 3rd party opinion on repairs or updates for the home in the future, we want to be able to help. We also advise you to seek at least two professional opinions and acquire estimates of repairs as to any defects, improvements or recommendations mentioned in this report.

Thank you for taking the time to read this report and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and this report, and will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

STANDARDS OF PRACTICE

Inspection Details

WAC 308-408C-010 Standards of practice (SOP)—Purpose and scope. Violations of the following SOP and ethics are subject to disciplinary action under RCW 18.235.130. The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports. [Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-010, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-030

Exclusions and limitations.

Inspectors are not required to:

- (1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.
- (2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.
- (3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- (4) Determine the operating costs of any systems or components.
- (5) Determine the acoustical properties of any systems or components.
- (6) Operate any system or component that is shut down, not connected or is otherwise inoperable.
- (7) Operate any system or component that does not respond to normal user controls.
- (8) Operate any circuit breakers, water, gas or oil shutoff valves.
- (9) Offer or perform any act or service contrary to law.
- (10) Offer or perform engineering services or work in any trade or professional service other than home inspection.
- (11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a pre-inspection agreement.
- (12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.
- (13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.
- (14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.
- (15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.
- (16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.
- (17) Dismantle any system or component, except as explicitly required by the SOP.
- (18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.
- (19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.

Exterior

WAC 308-408C-080

Exterior.

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

Describe the exterior components visible from ground level.

Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Test or evaluate the operation of security locks, devices or systems.

Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

Roof

WAC 308-408C-090

Roofs.

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

Traverse the roof to inspect it.

Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

Report the manner in which the roof is ventilated.

Describe the type and general condition of roof coverings.

Report multiple layers of roofing when visible or readily apparent.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.

Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

Operate powered roof ventilators.

Predict remaining life expectancy of roof coverings.

Chimney & Fireplace

WAC 308-408C-160

Fireplaces and stoves.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

Describe fireplaces and stoves.

Inspect dampers, fireboxes and hearths.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Ignite fires in a fireplace or stove.

Determine the adequacy of draft.

Perform a chimney smoke test.

Inspect any solid fuel device being operated at the time of the inspection.

Evaluate the installation or adequacy of fireplace inserts.

Evaluate modifications to a fireplace, stove, or chimney.

Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Garage / Carport

WAC 308-408C-180

Attached garages or carports.

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

Inspect the condition and function of the overhead garage doors and associated hardware.

Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

Inspect the condition and installation of any pedestrian doors.

Inspect fire separation between the house and garage when applicable.

Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

Verify the functionality of garage door opener remote controls.

Move vehicles or personal property.

Operate any equipment unless otherwise addressed in the SOP.

Electrical

WAC 308-408C-110

Electrical system.

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

(h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

(i) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Insert any tool, probe or testing device into the main or subpanels.

(b) Activate electrical systems or branch circuits that are not energized.

(c) Operate circuit breakers, service disconnects or remove fuses.

(d) Inspect ancillary systems, including but not limited to:

(i) Timers.

(ii) Security systems.

(iii) Low voltage relays.

(iv) Smoke/heat detectors.

(v) Antennas.

(vi) Intercoms.

(vii) Electrical deicing tapes.

- (viii) Lawn sprinkler wiring.
- (ix) Swimming pool or spa wiring.
- (x) Central vacuum systems.
- (xi) Electrical equipment that's not readily accessible.
- (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.
- (f) Move any objects, furniture, or appliances to gain access to any electrical component.
- (g) Test every switch, receptacle, and fixture.
- (h) Remove switch and receptacle cover plates.
- (i) Verify the continuity of connected service ground(s).

Interior

Interiors.

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

(c) Comment on the presence or absence of smoke detectors.

(d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Report on cosmetic conditions related to the condition of interior components.

(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Plumbing

WAC 308-408C-100

Plumbing system.

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

- (iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.
- (iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.
- (c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.
- (d) Operate fixtures in order to observe functional flow.
- (e) Check for functional drainage from fixtures.
- (f) Describe any deficiencies of these systems or components in the inspection report.
- (2) The inspector is not required to:
 - (a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.
 - (b) Inspect
 - (i) Any system that is shut down or winterized.
 - (ii) Any plumbing components not readily accessible.
 - (iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.
 - (iv) Fire sprinkler systems.
 - (v) Water-conditioning equipment, including softeners and filter systems.
 - (vi) Private water supply systems.
 - (vii) Gas supply systems.
 - (viii) Interior components of exterior pumps or sealed sanitary waste lift systems.
 - (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.
 - (c) Test
 - (i) Pressure or temperature/pressure relief valve.
 - (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.
 - (d) Determine
 - (i) The potability of any water supply whether public or private.
 - (ii) The condition and operation of water wells and related pressure tanks and pumps.
 - (iii) The quantity of water from on-site water supplies.
 - (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.
 - (e) Ignite pilot lights.

Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Heating and Cooling

WAC 308-408C-120

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) The inspector will:

- (a) Describe the type of fuel, heating equipment, and heating distribution systems.
- (b) Operate the system using normal readily accessible control devices.
- (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
- (d) Inspect
 - (i) The condition of normally operated controls and components of systems.
 - (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
 - (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
 - (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
 - (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
 - (vi) Electric baseboard and in-wall heaters to ensure they are functional.
- (e) Report any evidence that indicates the possible presence of an underground storage tank.
- (f) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- (a) Ignite pilot lights.
- (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.
 - (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
- (c) Inspect or evaluate
 - (i) Heat exchangers concealed inside furnaces and boilers.
 - (ii) Any heating equipment that is not readily accessible.
 - (iii) The interior of chimneys and flues.
 - (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
- (d) Remove covers or panels that are not readily accessible or removable.
- (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
- (g) Determine:
 - (i) The capacity, adequacy, or efficiency of a heating system.
 - (ii) Determine adequacy of combustion air.
- (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Insulation And Ventilation

WAC 308-408C-150

Insulation and ventilation.

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

Describe the type of insulation in viewable and accessible unconditioned spaces.

Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Structure

WAC 308-408C-070 Structure.

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

- Describe the type of building materials comprising the major structural components.
- Enter and traverse attics and subfloor crawlspaces.
- Inspect (a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible. (b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.
- Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.
- Describe any deficiencies of these systems or components.
- Report all wood rot and pest-conducive conditions discovered.
- Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

- Enter (a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or head room less than eighteen inches beneath floor joists and twelve inches beneath girders (beams). (b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.
- Move stored items or debris or perform excavation to gain access.

Final Checklist

Final checklist showing the home was left as it was found.



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SEWER REPORT

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Scope of Inspection & Comment Explanations

OUR FOCUS: We are focused on the overall condition and function of the side sewer line during the course of a visual inspection. This is a visual inspection of the condition of the pipe from the home to the connection with the main sewer line or septic tank. This is not an evaluation of the entire plumbing or drain system of the home. If issues are found needing further professional evaluation, we will recommend these items be address per the below recommendations. Our focus is on defects found in the sewer line that prevent the proper function of the pipe and are creating conditions that lead to clogs, backups, or failures of the sewer line that could require expensive repairs.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered strongly. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified plumbing or sewer contractor. We always recommend educating yourself about proper sewer maintenance and steps that can be taken to prolong the life of any sewer line by being aware of what goes down your drains. Sewer repairs can be a very costly expense. Having your lines cleaned and evaluated every 2 years is recommended to help avoid costly backups.

Monitor / Due Diligence = Regular monitoring and proper maintenance should always be considered. This may be a suggestion to seek more information on the history of repairs or maintenance on the line, or an informational comment about proper maintenance and what to avoid putting down your drains.

Maintenance / Repairs = Anomalies have been found in the sewer line. Although the line appears to be flowing at this time, these conditions may become worse over time or depending on occupant use. Minor concerns may lead to major concerns if not treated properly. It is recommended to contact a qualified sewer / plumbing contractor to clean and/or evaluate and repair the sewer line.

High Priority = An issue has been found in the sewer line that requires attention. It is recommended to contact a qualified sewer/plumbing contractor to evaluate and make necessary repairs.

An inspection is NOT a guarantee, warranty, value appraisal, or construction repair guideline. The inspector is providing a visual inspection of the sewer line based on the above criteria at the time of the inspection. The condition of the drain and sewer system of a home can change dramatically based on occupant usage. We recommend regular inspections and cleaning of the sewer lines every 2-3 years.

Qualified licensed contractors, experienced in the types of repairs recommended, should be consulted to further investigate the items contained in this report and perform all

necessary repairs.

- 🔑 4.1.1 Observations - Limitations: Camera Orientation
- 🔑 4.2.1 Observations - Observations : Minor Grease / Scale Buildup
- 🔑 4.2.2 Observations - Observations : Offset Joint

1: SEWER INSPECTION VIDEO

Information

Link To Video

A link to the complete video will
be provided below:

[Sewer Scope Video](#)

2: SUMMARY

Information

Summary Of Findings

The drain/sewer line was inspected from the clean out in the garage.

All observations or defects with the sewer and drain lines should be considered carefully. We recommend discussing any observations with a qualified plumbing or sewer contractor.

It is always important to be conscious of what goes down the drains. You should always avoid FOG - Fats, Oils, and Grease. These items can lead to buildup in the lines that will collect debris and lead to clogs, backups, and repairs.

Sewers can change depending on needs...we recommend regular inspections and cleaning every few years as well as knowing the location of your sewer cleanout, water shutoff, and preferred plumber contact information.

3: ACCESS AND INFORMATION

Information

Sewer Information and Materials: Sewer Information and Materials: Sewer Type

Public Sewer System

Materials and Lengths Observed

ABS, PVC, SDR35, Concrete

Sewer Information and Materials: Sewer Card, Info Request

It is recommended to inquire with your local public works department or utility about a "side sewer card", or "as-built" drawing if you seek further information regarding this sewer line.

As a courtesy, if we are able to locate this information it will be provided at the link below:

Sewer Information and Materials: Location Of Entry

Garage

The location of the access point to the drain or sewer line is shown in the photo. This is where we entered the line with our camera and pushed out toward the main sewer connection or private sewer system.



Sewer Information and Materials: PVC

PVC (Polyvinyl Chloride) - The life expectancy is 50-80 years, with an average of 70 years. Some manufacturers claim it will last up to 100 years. It started being installed in the late 1950's/1960's but was not common until the 1970's. This material is too young to come up with a more accurate time frame.



ABS to PVC

Sewer Information and Materials: SDR 35

SDR 35 PIPE

Primarily utilized in stormwater management and drainage applications, SDR 35 constitutes a medium-strength pipe that lies between Schedule 20 and Schedule 40 PVC pipes. This pipelining option possesses an equivalent life expectancy to PVC, typically ranging from 50 to 100 years under standard conditions. Its enhanced flexibility renders it particularly suitable for subterranean installations; however, it is susceptible to damage caused by the passage of heavy machinery or inadequate installation practices.



PVC to SDR35

Sewer Information and Materials: Concrete

Concrete - The life expectancy is 75-100 years. This number can vary due to the area and surrounding environment, sometimes shortening this number as low as 35 years. It started being installed in the 1800s, and was very common in the 1950s and 1960s.



SDR35 to Concrete Main

4: OBSERVATIONS

Information

Limitations: Limited Access

Due to limited access, any drain/sewer line, or junction, flowing uphill from the accessed location has not been inspected. If more than one drain line are connected to the lateral, only the line shown on the video has been inspected. If desired, the other lines can be inspected for an additional fee if accessible. Often these lines are smaller diameter and special equipment may be needed. Contact a qualified plumbing professional for more information.

Limitations: Drain VS Sewer

Our inspection is an inspection of the sewer line, or sewer lateral of the property. This is the pipe system from the access point (generally outside the footprint of the home) to the tie in with the main sewer line. These pipes are generally buried and inaccessible for visible inspection and repairs.

The drain line consists of any plumbing underneath the house up to the edge of the foundation. Inspecting the drain line is outside the standards of practice for a sewer scope. As a courtesy, we may sometimes have access to areas of the drain line and may point out any obvious concerns that are observed, but this is only as a courtesy and all drain lines of the house are the responsibility of the homeowner to monitor and maintain. For a full evaluation of the house drain, contact a qualified plumbing contractor. We offer no warranty, guarantee, or liability of any type for the inspection, maintenance or repairs of the house drain.

Observations : Potential Shared Sewer

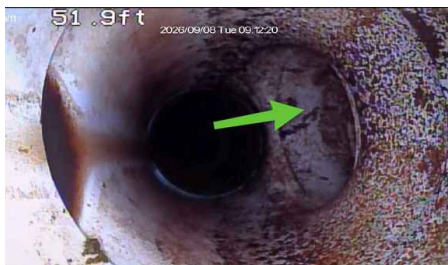
It is believed you may share a sewer line with one or more neighbors.

It is recommended to inquire with the city public works department for a "sewer card" or "as-built", and request any more information they may have on the sewer line. A shared sewer line means a shared responsibility.



Observations : Possible Cleanout

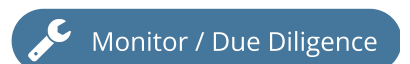
Possible exterior cleanout locations were observed in the line. These are useful to know of for access for future evaluations, cleaning, or repairs. I recommend asking the seller or the local utility for information about the location of these cleanouts or having them located for future use by a qualified sewer or plumbing professional.



Observations

4.1.1 Limitations

CAMERA ORIENTATION



The sewer scope camera does not auto-rotate. The sewer video may have sections of the pipe in the incorrect orientation, such as upside-down. The inspector will include pictures of any defects, oriented as accurately as possible.

4.2.1 Observations

MINOR GREASE / SCALE BUILDUP



Monitor / Due Diligence

There is grease or scale build up in the line which can promote clogging and backups. Buildup is considered minor when it obstructs less than 25% of the pipe diameter. We recommend a qualified sewer or plumbing professional clean the line and re-evaluate for any areas that may have been hidden from observation. We recommend being consious of what goes down your drains. Avoid FOG - Fats, Oils, and Grease. Keeping these out of the drain lines will help prevent unnecessary drain backups and cleaning.



4.2.2 Observations

OFFSET JOINT



Monitor / Due Diligence

There is an offset joint in the drain/sewer line. Leaks, root intrusions, even cracks and breaks can be effects of offset joints. It is recommended to contact a qualified sewer specialist to monitor or correct these areas.



STANDARDS OF PRACTICE

Observations

1.1. A sewer scope inspection is a video inspection of the lateral sewer line (referred to by plumbing codes as the “building sewer”) from the house at or near the foundation to the municipality’s or HOA’s tap or septic tank, performed for a fee.

The purpose of a sewer scope is to discover and report defects that are visible in the lateral sewer line that are both observed and deemed material by the inspector, as defined by these Standards; the scope will typically also identify the material used for the lateral sewer line. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A sewer scope inspection report shall identify, in written format, defects within the system and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

The sewer scope inspection report will outline and define the portions of the sewer line that were inspected and indicate any areas that were not inspected, the reason they were not inspected, and general statements of what is commonly included and excluded during the sewer scope inspection.

2. Limitations, Exceptions & Exclusions

2.1. Limitations

A sewer scope inspection is not technically exhaustive.

A sewer scope inspection will not identify concealed or latent defects.

This Standards of Practice applies to properties with four or fewer residential units.

2.2. Exceptions

The sewer scope inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The sewer scope inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

2.3. Exclusions

The inspector is not required to:

remove or pull toilets to access the main or lateral sewer line.

move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, boxes, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, or anything else that might restrict the sewer scope inspection.

climb a roof to access a sewer vent pipe if deemed unsafe by the inspector.

enter or access any area or do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property.

enter crawlspaces or other areas that may be unsafe or not readily accessible.

locate and/or mark any defect observed in the sewer scope video.

provide the length of the main or lateral sewer line to the municipality’s or HOA’s tap or septic tank.

scope or inspect underfloor or in-house portions of the building drain or sewer system.

give correction, replacement or repair cost estimates.

3. Standards of Practice

3.1. Sewer Scope Inspection

1. The sewer scope inspector will inspect and video-record:

the main or exterior lateral sewer line from a proper cleanout or roof vent stack;

record the entire video and provide the video to the client as either an online link or a physical copy;

document any and all defects observed in the video inspection; and

if a cleanout is not visible or accessible, the inspector will note that in the report.

2. When possible, the sewer scope inspector shall describe:

the type of lateral sewer line or pipe materials.

3. The inspector shall report as in need of correction:

the presence of visible cracks;
the presence of any observed plant or tree root intrusion;
the presence of any offset over ¼-inch;
the presence of over 1 inch of standing water;
the presence of a blockage or restriction;
the presence of a crushed line or pipe;
the presence of a broken line or pipe;
the presence of a separated or disconnected line or pipe;
the presence of excessive rust or scale;
the presence of an excessive amount of grease;
the presence of deteriorated concrete;
the presence of an egg-shaped line;
the presence of a collapsed line or pipe; and
the presence of delamination or deterioration.

4. The inspector is not required to:

identify the presence of Orangeburg or Bermico (bituminous fiber pipe).
identify the presence of asbestos cement or Transite pipe.