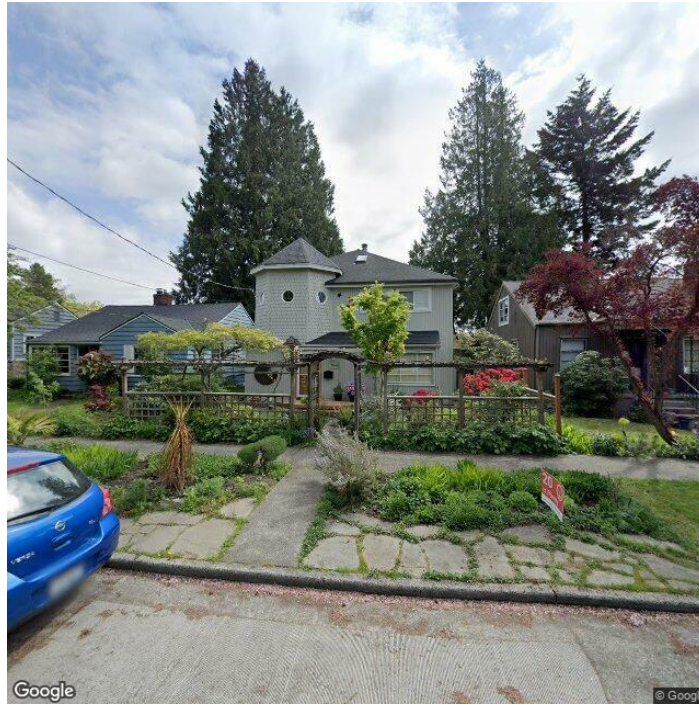




ANDERSON HOME INSPECTOR
(206) 705-3478
andersonhomeinspectorahi@gmail.com



AHI

1234 Main Street
, WA

Buyer Name
10/17/2024 9:00AM

Inspector
Derryn Anderson
WA State Licensed Home Inspector
#24014631
(206) 705-3478
andersonhomeinspectorahi@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

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SUMMARY



FYI/ MAINTENANCE



DEFICIENCIES



MAJOR CONCERNS/ SAFETY
HAZARDS

- ⊖ 2.1.1 Exterior Info - Observations: Caulking, Patching, Painting, carpentry repair
- ⊖ 2.1.2 Exterior Info - Observations: Concrete Repair
- ⊖ 2.1.3 Exterior Info - Observations: Gate Latch Repair
- ⚠ 2.3.1 Exterior Info - Doors: Rear Entry Door Double Keyed Deadbolt Correction
- ⊖ 2.4.1 Exterior Info - Siding, Flashing, Trim: EAVES HAD Biological growth EVIDENCE
- ⊖ 2.10.1 Exterior Info - Exterior Electrical : GFCI PROTECTION Not Present
- ⚠ 3.4.1 Garage - Electrical: GFCI Protection not present
- ⊖ 4.2.1 Roof - Roof Drainage: Gutter/Drain System Repair
- 🔧 4.3.1 Roof - Roof Details: Roof Reference Photos
- ⊖ 4.3.2 Roof - Roof Details: Roof Corrections
- 🔧 5.2.1 Plumbing - Water Heaters: Water Heater Manufacture Date: 2017
- 🔧 7.3.1 Electrical - Main Panel: Main Panel/Voltage Reading Reference Photo
- ⚠ 7.3.2 Electrical - Main Panel: Service Box Corrections
- 🔧 8.1.1 Attic - Observations: Attic Reference Photos
- 🔧 10.7.1 Main Bath - Water Supply, Drain: Water Temperature
- 🔧 13.7.1 Guest Bathroom - Upstairs - Water Supply, Drain: Water Temperature
- 🔧 16.7.1 Hallway Bathroom - Water Supply, Drain: Water Temperature
- ⊖ 17.2.1 Kitchen - Electrical: Outlet repair
- 🔧 17.4.1 Kitchen - Sink: Water Temperature
- ⊖ 19.5.1 Laundry - Appliances: Dryer Vent Correction
- ⚠ 20.2.1 Stairs, Smoke/CO Detectors - Smoke & Carbon Monoxide Detectors: Smoke/Carbon Monoxide Detectors Missing
- ⊖ 21.1.1 Basement/Crawlspace/Foundation - Observations: Foundation Cracks
- ⊖ 21.1.2 Basement/Crawlspace/Foundation - Observations: Standing water
- ⊖ 21.1.3 Basement/Crawlspace/Foundation - Observations: Crawl Space Brickwork Corrections
- 🔧 21.1.4 Basement/Crawlspace/Foundation - Observations: Crawlspace Reference Photos
- ⊖ 21.1.5 Basement/Crawlspace/Foundation - Observations: Post to beam connectors correction
- 🔧 23.1.1 Reference Photos/Videos - General: Reference Photos

1: INSPECTION DETAILS

Information

General: In Attendance

Client, Listing Agent

General: Type of Building

Single Family

General: Occupancy

Furnished, Occupied

General: Weather Conditions

Clear

General: Temperature (Fahrenheit)

60's

General: Front Entrance Direction

West

General: Year Built

1947 .

General: Square Footage

1900 ft

Limitations

General

CONGESTED PERSONAL BELONGINGS

Congested personal belongings limit the scope of the inspection. Some areas were not able to be fully inspected during this visit.

2: EXTERIOR INFO

Information

Driveway, Walkways, Retaining Walls: Driveway Material(s)
Concrete

Driveway, Walkways, Retaining Walls: Walkway Material(s)
Concrete, Gravel, Stone

Driveway, Walkways, Retaining Walls: General Condition
Flatwork/ Retaining Walls Attached to Home
Satisfactory

Doors: Front Door
Wood

Doors: Side Door/Back door
Wood

Siding, Flashing, Trim: Siding Material
Wood

Siding, Flashing, Trim: Siding Style
Shiplap

Siding, Flashing, Trim: Head Flashing
Satisfactory

Windows: Window Type
Double Pane, Vinyl, Single Pane, Aluminum, Wood

Vegetation/Drainage: Vegetation
Acceptable

Vegetation/Drainage: Grade/Drainage
Satisfactory

Hose Bibbs : Hose Bibb
Anti-Siphon

Hose Bibbs : Water Pressure
Satisfactory

Fences, Sheds, Pools, Sprinklers: Type Present
Fences

Decks, Balconies, Patios: Appurtenance(s)
Patio, Porch, Balcony

Decks, Balconies, Patios: Material(s)
Wood, Stone

Exterior Electrical : GFCI Outlets
Satisfactory

Observations

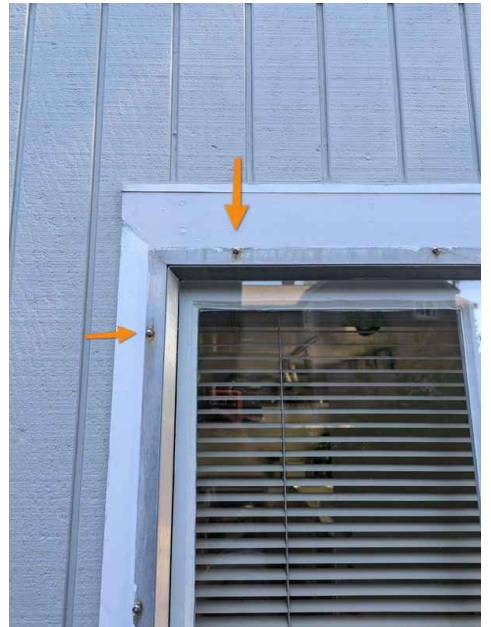
2.1.1 Observations

CAULKING, PATCHING, PAINTING, CARPENTRY REPAIR

Carpentry, caulking, painting and patching improvements recommend for the exterior of the home (around doors, windows, trims, and any other penetration).



Deficiencies

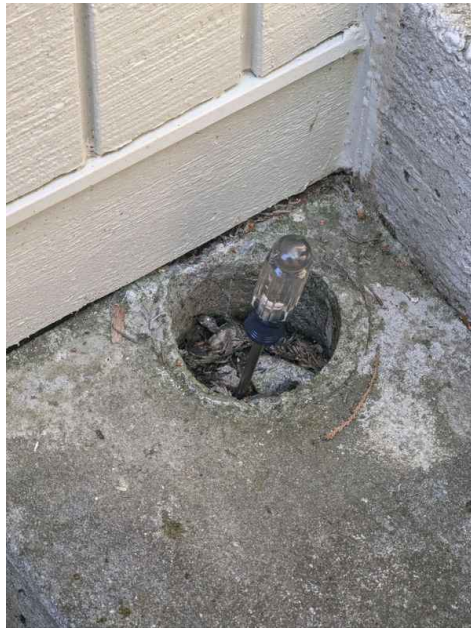


2.1.2 Observations

CONCRETE REPAIR

Holes and cracks at the rear walkway and landing. These areas should be covered/repared to prevent water penetration to soil under concrete. Recommend contacting a qualified professional to further evaluate/repair.





2.1.3 Observations

 Deficiencies

GATE LATCH REPAIR

Gate latches should operate easily and close without force. Gates at sides of the house and garage had to be pushed closed to fully latch. Contact a qualified professional to further evaluate/repair.



South

2.3.1 Doors

 Major Concerns/ Safety Hazards

**REAR ENTRY DOOR
DOUBLE KEYED DEADBOLT CORRECTION**

A deadbolt with a thumb latch is needed. Contact a locksmith to further evaluate/repair.



East

2.4.1 Siding, Flashing, Trim

Deficiencies

EAVES HAD BIOLOGICAL GROWTH EVIDENCE

Eaves at the south of the roof had mildew-like staining present. Contact a qualified professional to further evaluate/repair.



2.10.1 Exterior Electrical

Deficiencies

GFCI PROTECTION NOT PRESENT

This outlet to the left of the front exterior door showed no power and could not be tested. Contact a licensed electrician to further evaluate/repair.



West

3: GARAGE

Information

Observations: Garage Type

Detached, 1 Car

Observations: Ignition Source within 18" Floor

No

Garage Door: Type

Automatic, Sectional

Garage Door: Photoelectric Sensors

Satisfactory

Garage Door: Auto Reverse Sensor

Satisfactory

Firedoor (Garage to House): Door/Label Condition

N/A

Electrical: GFCI

None

Electrical: Switches/Lights/Outlets

Satisfactory

Floor/Walls/Ceilings: Floor Type

Concrete

Floor/Walls/Ceilings: Floors/Walls/Ceilings

Cosmetic Damage

Observations

3.4.1 Electrical

GFCI PROTECTION NOT PRESENT

Contact a license electricians to further evaluate/repair.

 Major Concerns/ Safety Hazards



4: ROOF

Information

Roof System: Drip edge flashing present
No

Roof System: Flashing Type
None/not visible

Roof Drainage: Gutter Material
Seamless Aluminum

Roof Details: Inspection Method
Drone

Roof Details: General Roof Condition/Layers
Satisfactory, One Layer

Roof Details: Roof Type/Style
Combination, Gable, Hip

Roof Details: Material
Architectural

Roof Penetrations: Vents/Flues/Chimney Condition
Satisfactory

Roof Penetrations: Flue/Vent Material
ABS

Roof Penetrations: Chimney
Metal

Roof Penetrations: Skylights
Satisfactory

Roof Penetrations: Solar
None

Limitations

Roof Details

UNABEL TO TRAVERSE ROOF

Due to height and safety concerns.

Observations

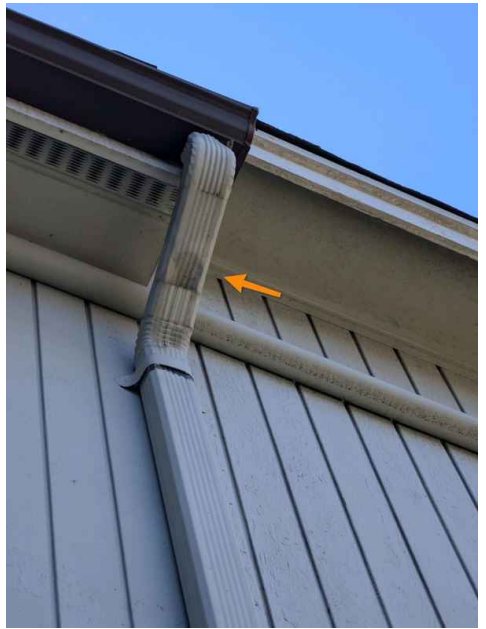
4.2.1 Roof Drainage

GUTTER/DRAIN SYSTEM REPAIR

Down spouts, gutters, and attachments showing signs of wear. Recommend the gutter system to be further evaluated/repaired by a qualified professional.



Deficiencies

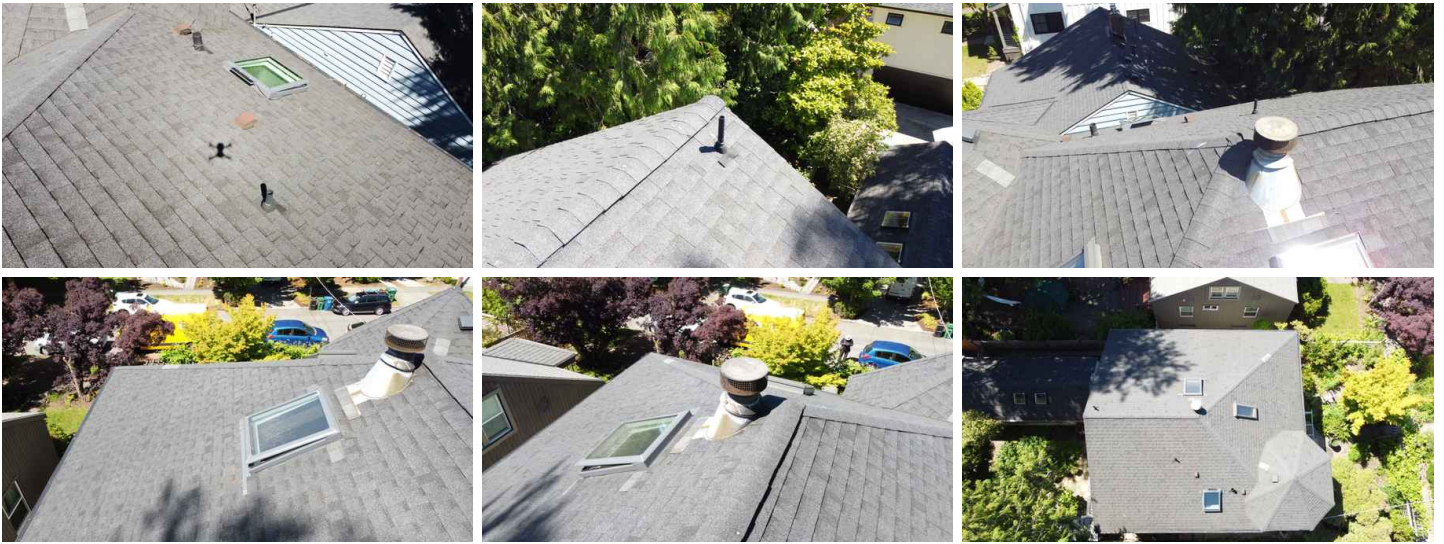


4.3.1 Roof Details

ROOF REFERENCE PHOTOS

 FYI/ Maintenance





4.3.2 Roof Details

 Deficiencies

ROOF CORRECTIONS

Picture one shows exposed nail heads recommend being sealed. Picture two shows no drip edge flashing present, which prevents moisture wicking back into the roof sheathing at the edges. Contact a qualified professional to further evaluate/repair.



5: PLUMBING

Information

Water Heaters: Manufacturer
Bradford White

Water Heaters: Fuel Type
Electric

Water Heaters: Capacity in Gallons
50

Water Heaters: TPR and Piping
Satisfactory

Water Supply: Water Supply Material
Copper

Water Supply: Main Water Shutoff Location
Not Found

Water Supply: Water Temperature
Acceptable

Drains, Vents: Material
ABS

Drains, Vents: Sump Pump
None

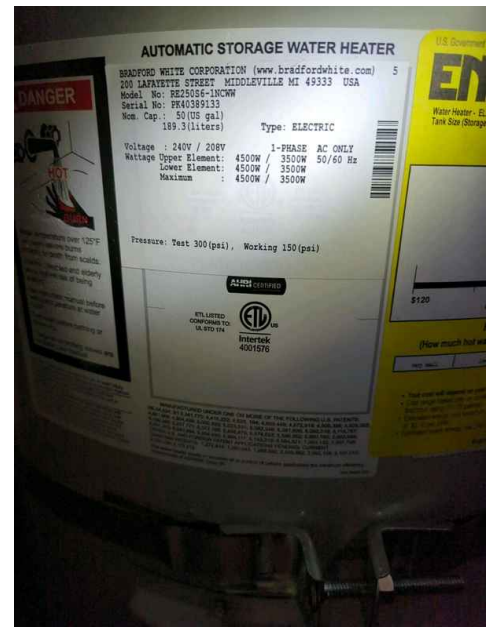
Drains, Vents: Waste Ejector Pump
None

Observations

5.2.1 Water Heaters

WATER HEATER MANUFACTURE DATE: 2017

 FYI/ Maintenance



6: HVAC

Information

**Heating Equipment:
Manufacturer**
Convectair

Heating Equipment: Fuel Type
Electric

Heating Equipment: Heat Type
Electric Wall Heater

**Heating Equipment: Heat
Location**
Bedrooms, Bathrooms, Living
Room

Distribution System: Ductwork
None

**Distribution System:
Configuration**
N/A

In-Wall Heaters: Condition
Satisfactory

7: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Overhead, 240V

Main Panel: Main Panel Location
Laundry room

Main Panel: Panel Manufacturer
General Electric

Main Panel: Panel Capacity
200 AMP

Main Panel: Breaker Type
Breakers

**Main Panel: Branch Wiring
Material**
Unable to Determine

**Main Panel: Grounding
Conductor/Electrode**
Electrode Not Visible

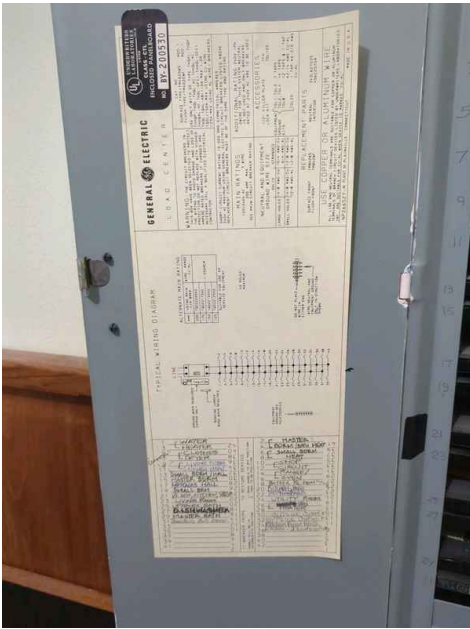
Observations

7.3.1 Main Panel

MAIN PANEL/VOLTAGE READING REFERENCE PHOTO

 FYI/ Maintenance



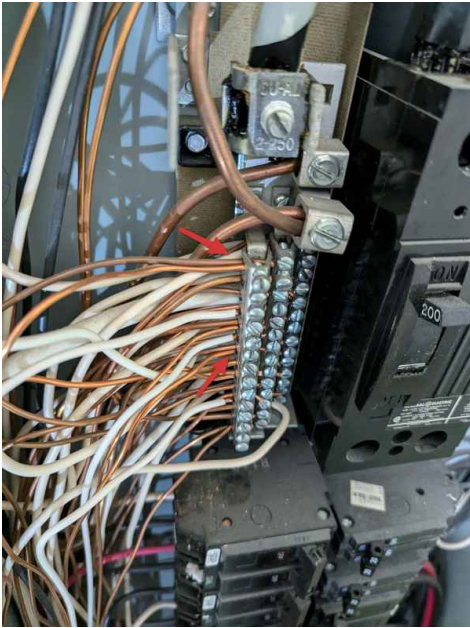


7.3.2 Main Panel

SERVICE BOX CORRECTIONS

 Major Concerns/ Safety Hazards

Bus bar showing double tapped neutrals and could cause hazards. Spaces between fuses should be cover for added protection. Contact a license electrician to further evaluated/repair.



8: ATTIC

Information

Roof Structure & Attic: Structure Type
Inaccessible

Attic Insulation: Condition
Not Visible

Attic Insulation: Insulation Type
Not Visible

Ducts/Fans: Condition
Not Visible

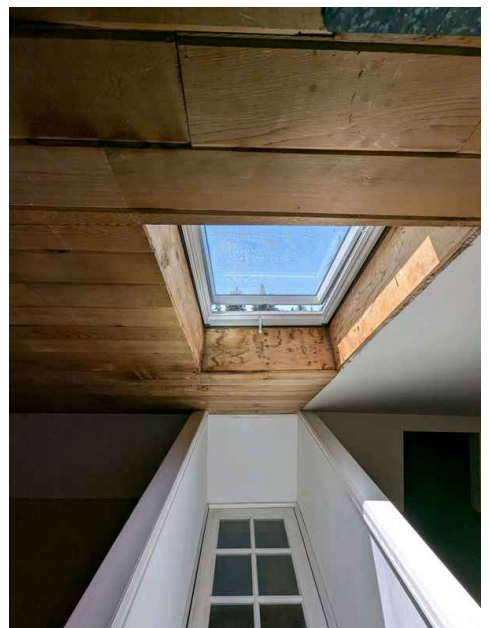
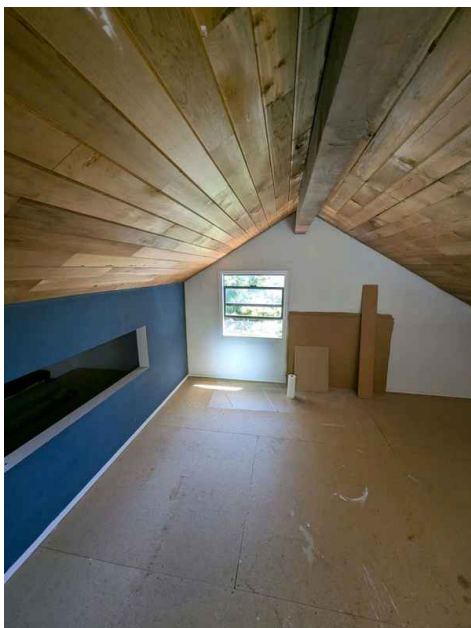
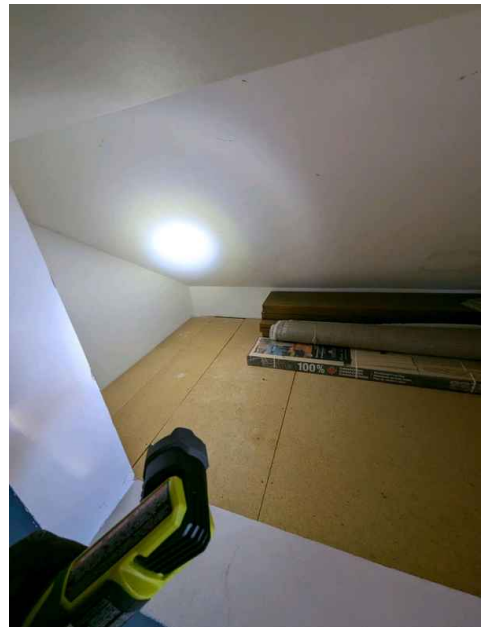
Ventilation: Ventilation Type
Not Visible

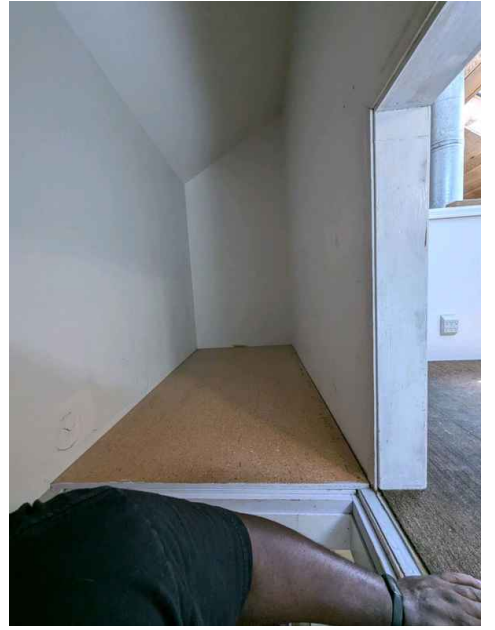
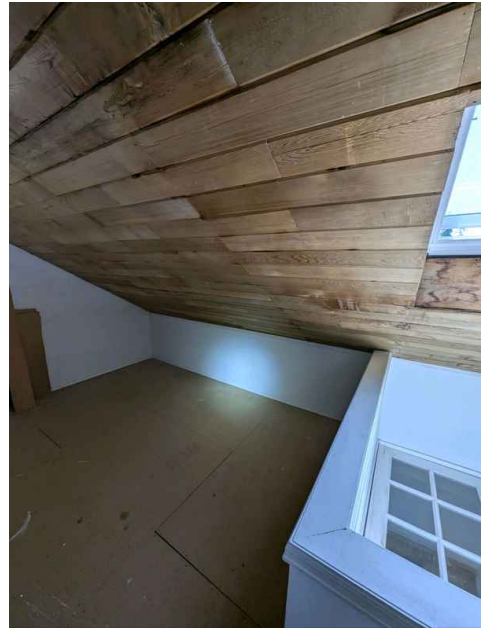
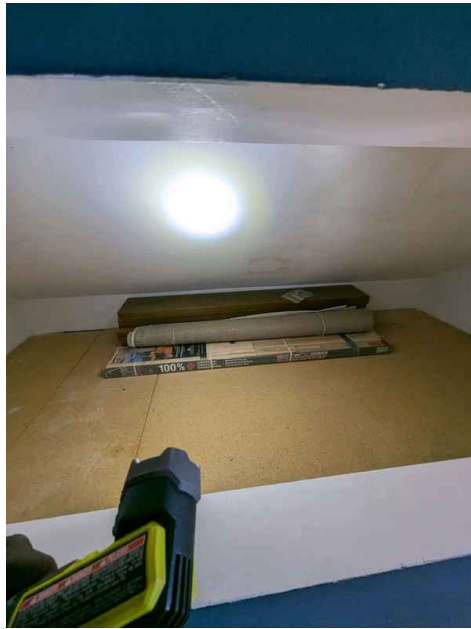
Observations

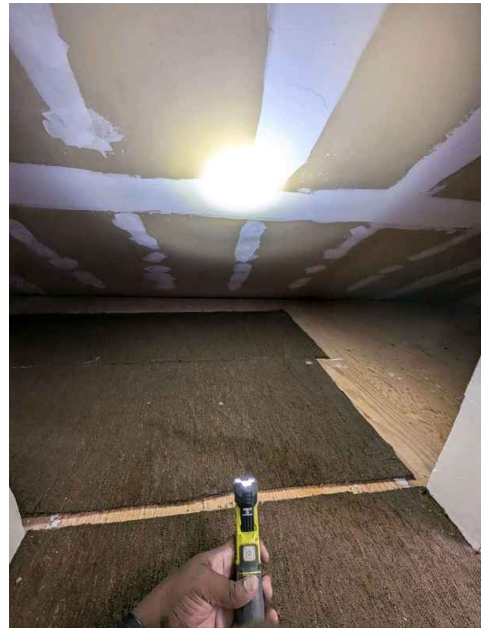
8.1.1 Observations

ATTIC REFERENCE PHOTOS

 FYI/ Maintenance







9: MAIN BEDROOM

Information

Doors/Windows: Door Condition
Satisfactory

Doors/Windows: Window Condition
Satisfactory

Electrical: Switches/Lights/Outlets
Satisfactory

Electrical: Ceiling Fans
N/A

Floors/Walls/Ceiling: Floor Type
Wood

Floors/Walls/Ceiling: Floors/Walls/Ceilings
Satisfactory

10: MAIN BATH

Information

Doors/Windows: Door Condition
Satisfactory

Doors/Windows: Window Condition
Satisfactory

Electrical: GFCI/Lights/Switches
Satisfactory

Fan: Fan Operation
Turned on

Sink/Shower/Toilet: Functional Flow/Drainage
Satisfactory

Toilet: Condition
Satisfactory

Water Supply, Drain: Supply Lines (Local)
Unknown

Countertops/Cabinets/Fixtures: General Condition
Satisfactory

Countertops/Cabinets/Fixtures: Grout and Caulk
Acceptable

Floor/Walls/Ceilings: Floor Type
Vinyl, Wood

Floor/Walls/Ceilings: Floors/Walls/Ceilings Condition
Satisfactory

Observations

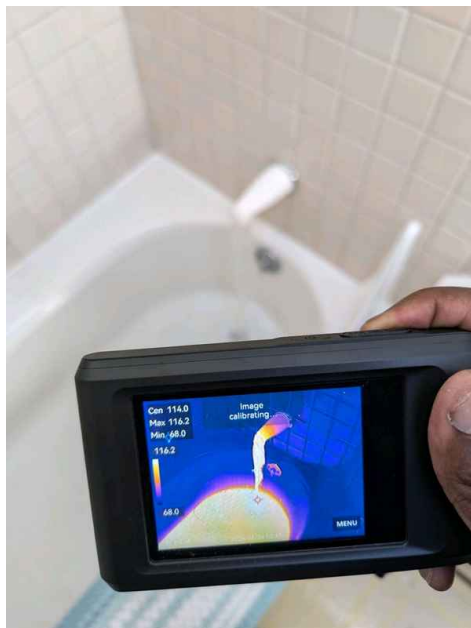
10.7.1 Water Supply, Drain

WATER TEMPERATURE

Below 120 degrees.



The generally accepted safe water temperature is 120 degrees.



11: GUEST BEDROOM -SOUTH - UPSTAIRS

Information

Doors/Windows: Door Condition
Satisfactory

Doors/Windows: Window Condition
Not Inspected

Electrical: Switches/Lights/Outlets
Satisfactory

Electrical: Ceiling Fans
N/A

Floors/Walls/Ceiling: Floor Type
Wood

Floors/Walls/Ceiling: Floors/Walls/Ceilings
Satisfactory

Limitations

Doors/Windows

OBSTRUCTION

Window and surrounding area could not be inspected due to the bed limiting walkway.

12: GUEST BEDROOM - WEST - UPSTAIRS

Information

Doors/Windows: Door Condition
Satisfactory

Doors/Windows: Window Condition
Satisfactory

Electrical: Switches/Lights/Outlets
Satisfactory

Electrical: Ceiling Fans
N/A

Floors/Walls/Ceiling: Floor Type
Wood

Floors/Walls/Ceiling: Floors/Walls/Ceilings
Satisfactory

13: GUEST BATHROOM - UPSTAIRS

Information

Doors/Windows: Door Condition
Satisfactory

Doors/Windows: Window Condition
N/A

Electrical: GFCI/Lights/Switches
Satisfactory

Fan: Fan Operation
Turned on

Sink/Shower/Toilet: Functional Flow/Drainage
Satisfactory

Toilet: Condition
Satisfactory

Water Supply, Drain: Supply Lines (Local)
Unknown

Countertops/Cabinets/Fixtures: General Condition
Satisfactory

Countertops/Cabinets/Fixtures: Grout and Caulk
Acceptable

Floor/Walls/Ceilings: Floor Type
Tile

Floor/Walls/Ceilings: Floors/Walls/Ceilings Condition
Satisfactory

Observations

13.7.1 Water Supply, Drain

WATER TEMPERATURE

Below 120 degrees.

The generally accepted safe water temperature is 120 degrees.



14: LIVING ROOM

Information

Doors/Windows: Door Condition
None

Doors/Windows: Window Condition
Satisfactory

Electrical: Switches/Lights/Outlets
Satisfactory

Electrical: Ceiling Fans
N/A

Floors/Walls/Ceiling: Floor Type
Tile

Floors/Walls/Ceiling: Floors/Walls/Ceilings
Satisfactory

15: FIREPLACE

Information

Fireplace: Type

Wood Burner

**Fireplace: Damper, Firebox,
Hearth (Wood Only)**

Satisfactory

**Fireplace: Flue Condition (If
Visible)**

Satisfactory

16: HALLWAY BATHROOM

Information

Doors/Windows: Door Condition
Satisfactory

Doors/Windows: Window Condition
Satisfactory

Electrical: GFCI/Lights/Switches
Satisfactory

Fan: Fan Operation
Turned on

Sink/Shower/Toilet: Functional Flow/Drainage
Satisfactory

Toilet: Condition
Satisfactory

Water Supply, Drain: Supply Lines (Local)
Unknown

Countertops/Cabinets/Fixtures: General Condition
Satisfactory

Countertops/Cabinets/Fixtures: Grout and Caulk
Acceptable

Floor/Walls/Ceilings: Floor Type
Tile

Floor/Walls/Ceilings: Floors/Walls/Ceilings Condition
Satisfactory

Observations

16.7.1 Water Supply, Drain

WATER TEMPERATURE

Below 120 degrees.

The generally accepted safe water temperature is 120 degrees.



17: KITCHEN

Information

Electrical: GFCI/Lights/Switches
Satisfactory

Range/Oven/Cooktop:
Range/Oven Fuel Type
Electric

Range/Oven/Cooktop: Condition
Satisfactory

Sink: Supply Lines (Local)
Unknown

Garbage Disposal: Disposal
Turned On

Dishwasher: Air Gap or High-Loop
Observed
Not visible, Could Not Test with
Dishes

Countertops/Cabinets/Fixtures:
General Condition
Satisfactory

Countertops/Cabinets/Fixtures:
Grout and Caulk
Acceptable

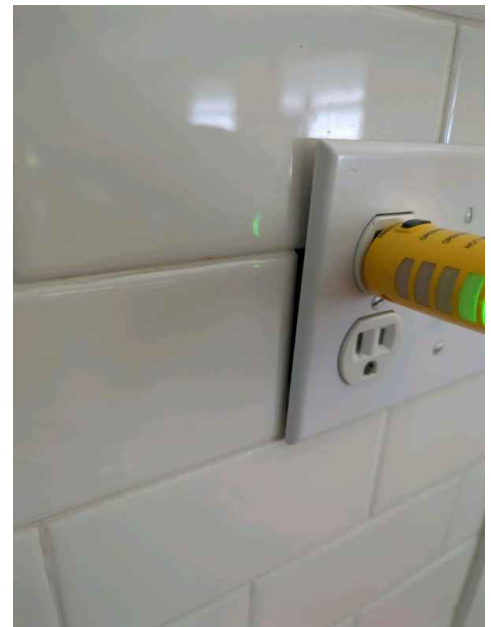
Observations

17.2.1 Electrical

 Deficiencies

OUTLET REPAIR

The outlet and face plate moved away from the wall during testing. Contact a licensed electrician to further evaluate/repair.



17.4.1 Sink

WATER TEMPERATURE

Acceptable

 FYI/ Maintenance



18: ART STUDIO

Information

Doors/Windows: Door Condition
Satisfactory

Doors/Windows: Window Condition
Satisfactory

Electrical: Switches/Lights/Outlets
Satisfactory

Electrical: Ceiling Fans
None

Floors/Walls/Ceiling: Floor Type
Tile

Floors/Walls/Ceiling: Floors/Walls/Ceilings
Satisfactory

19: LAUNDRY

Information

Doors/Windows: Door Condition Satisfactory	Doors/Windows: Window Condition N/A	Electrical: GFCI/Lights/Switches GFCI Not Tested as it was behind the washer
Water Supply, Drain: Supply Lines (Local) Copper	Appliances: Dryer Power Source 220 Electric	Appliances: Dryer Vent Metal (Flex)
	Fan: Fan Operation None All exhaust fans should be cleaned yearly.	Fan: Dryer Ducting Satisfactory
Floor/Walls/Ceilings: Floors/Walls/Ceilings Satisfactory		Floor/Walls/Ceilings: Floor Type Tile

Limitations

Electrical

UNABLE TO TEST OUTLET

The inspector could not reach the outlet to test it. A licensed and bonded electrician could make sure it is wired correctly if needed.

Observations

19.5.1 Appliances

DRYER VENT CORRECTION

Dryer vent in need of repair/cleaning. Contact a HVAC technician for further evaluate/repair.



20: STAIRS, SMOKE/CO DETECTORS

Information

Stairs and Railings: Balusters, Steps, Handrails, Guardrails, Landings
Satisfactory

Smoke & Carbon Monoxide Detectors: Smoke Detectors
None, Deficient

Smoke & Carbon Monoxide Detectors: CO
Not found, Deficient

Observations

20.2.1 Smoke & Carbon Monoxide Detectors

SMOKE/CARBON MONOXIDE DETECTORS MISSING

There should be one smoke detector per floor, one in each bedroom, and one outside each bedroom. There should also be one carbon monoxide detector on each floor.

 Major Concerns/ Safety Hazards

21: BASEMENT/CRAWLSPACE/FOUNDATION

Information

Observations: Inspection Method Inside Crawlspace	Foundation: Material Concrete	Heat Ducts: Condition N/A
Framing: Material Wood joists	Framing: Sub-floor Not Visible/Inaccessible	Framing: Basement/Crawlspace Floor Dirt covered with vapor barrier
Insulation: Condition Satisfactory		

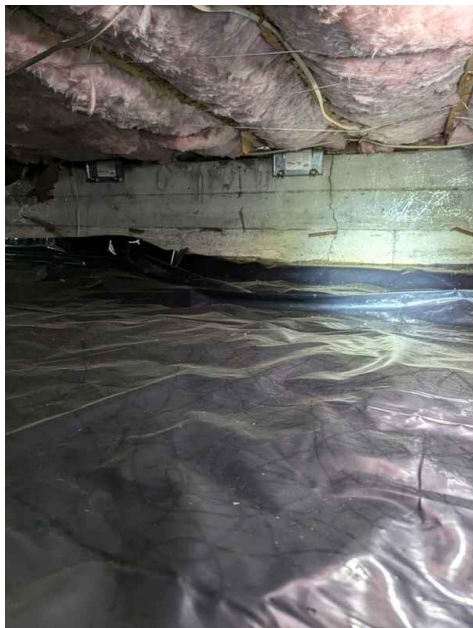
Observations

21.1.1 Observations

 Deficiencies

FOUNDATION CRACKS

Monitor the cracks every year for movement. Contact a licensed and bonded foundation contractor to further evaluate/repair.



21.1.2 Observations

 Deficiencies

STANDING WATER

Standing water present at west and north west foundation walls. No active leak was detected. Contact a qualified professional to further evaluate/repair.



water



Water

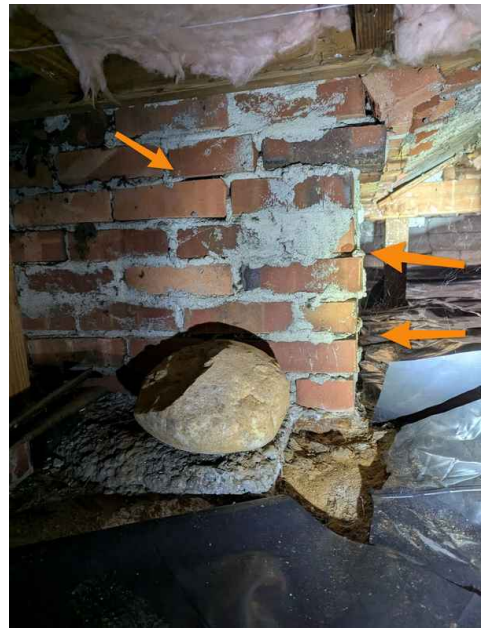


21.1.3 Observations

Deficiencies

CRAWL SPACE BRICKWORK CORRECTIONS

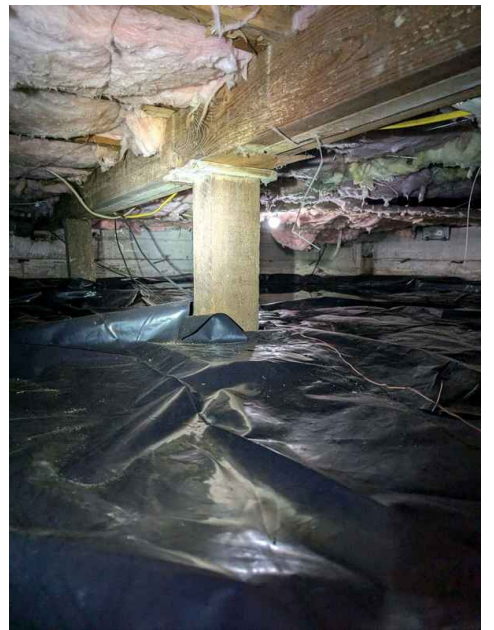
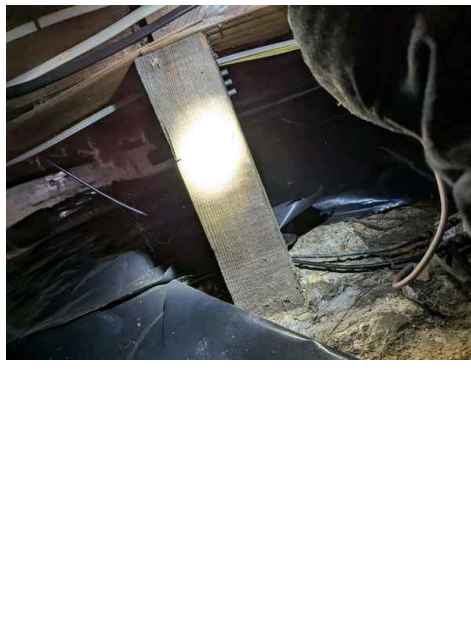
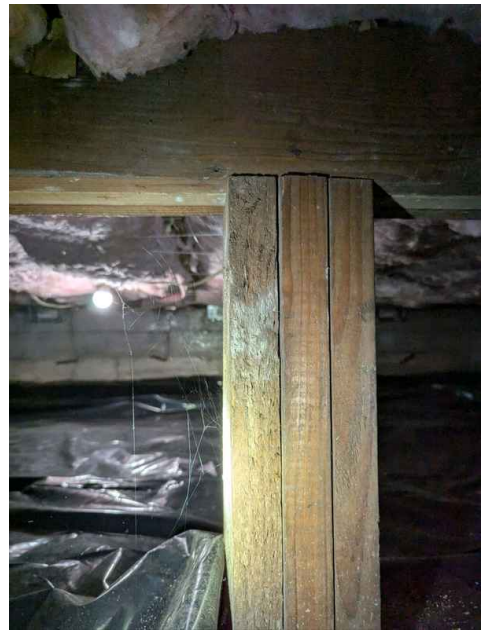
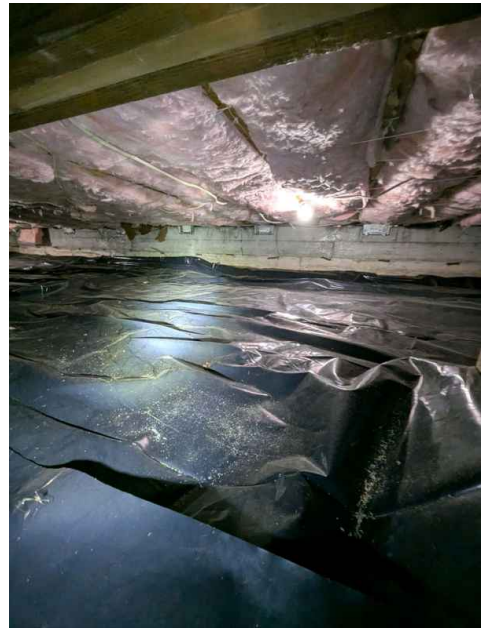
Brickwork spalling and missing. Contact a qualified mason to further evaluate structural concerns or repair.

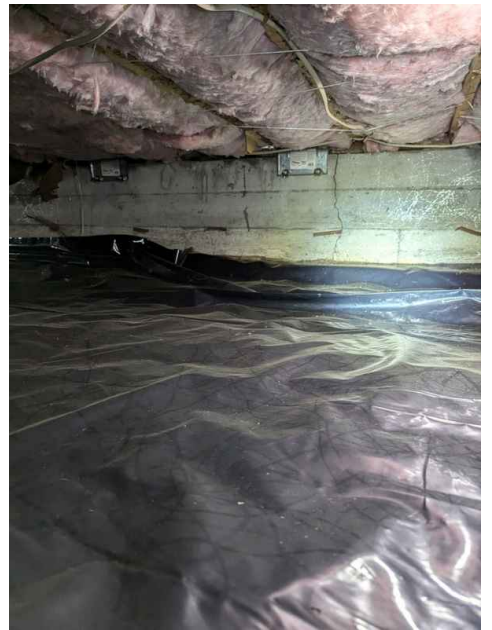
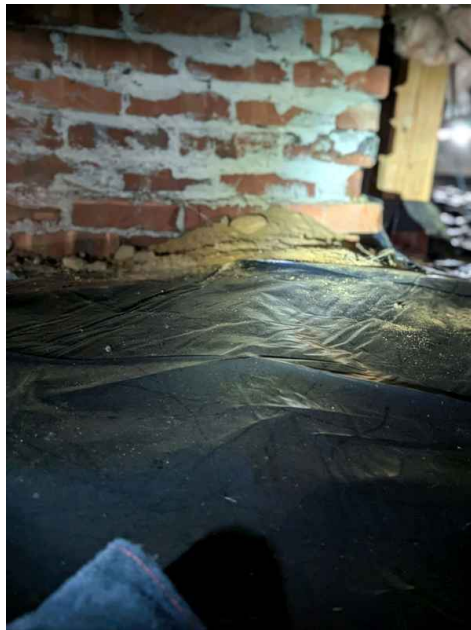
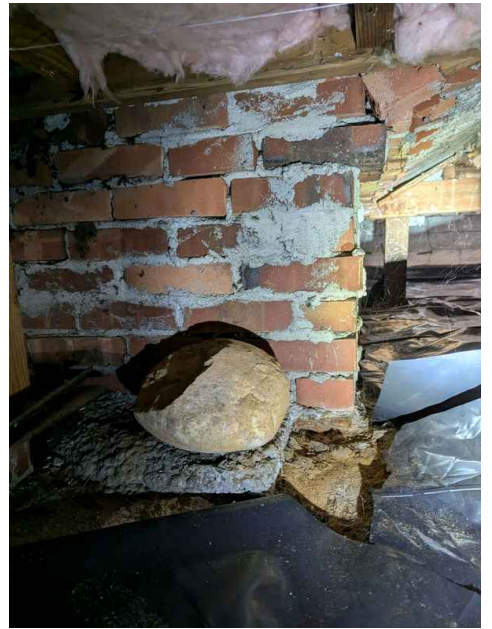
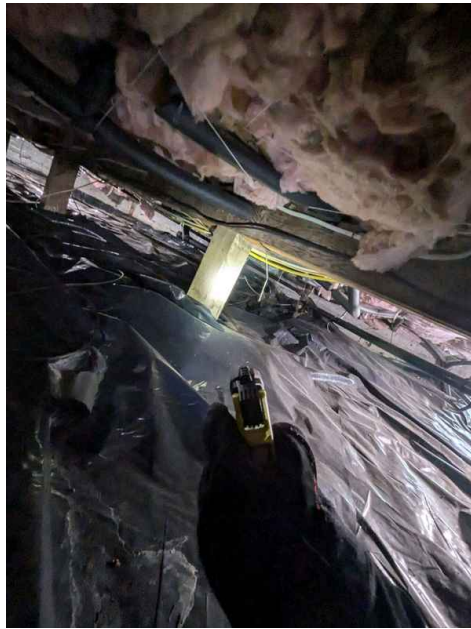
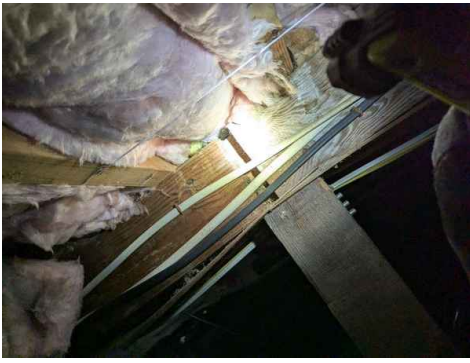


21.1.4 Observations

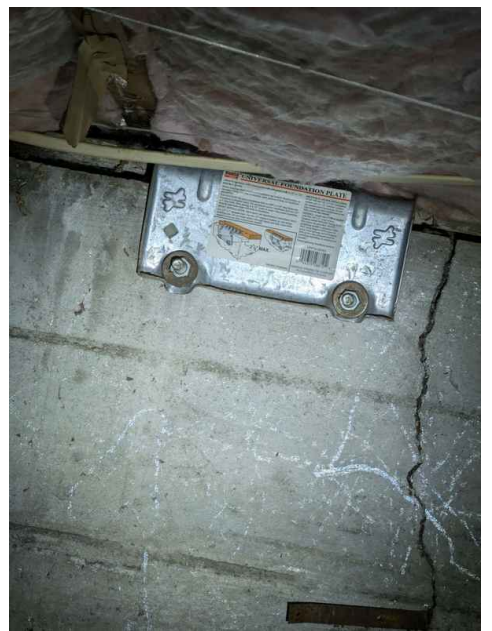
FYI/ Maintenance

CRAWLSPACE REFERENCE PHOTOS

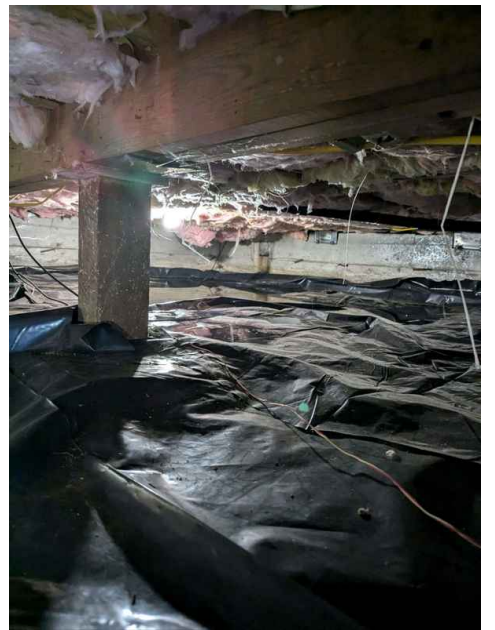
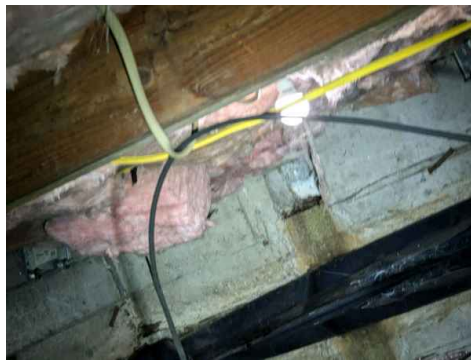
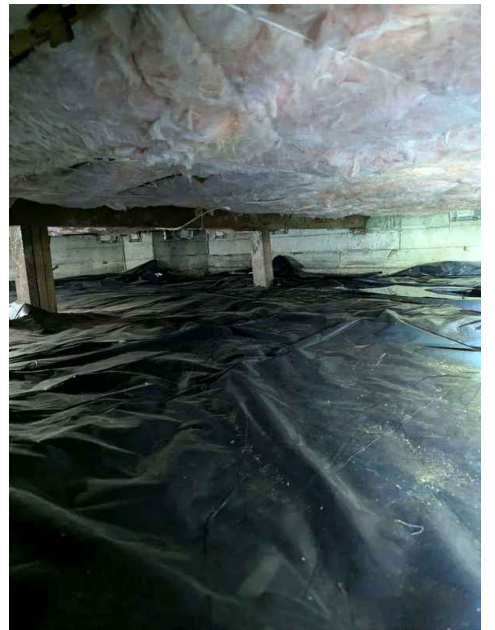
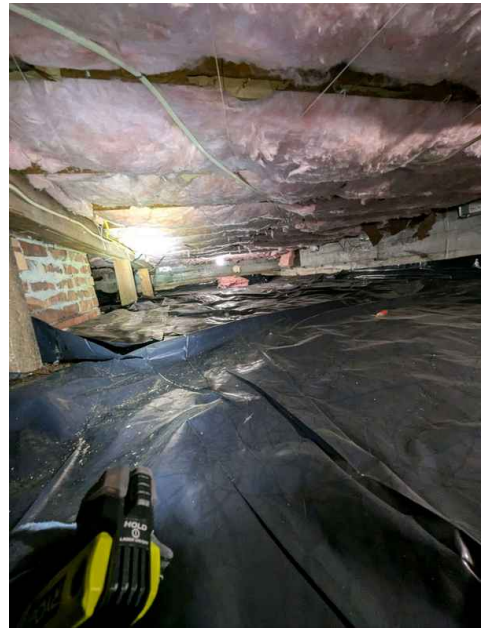
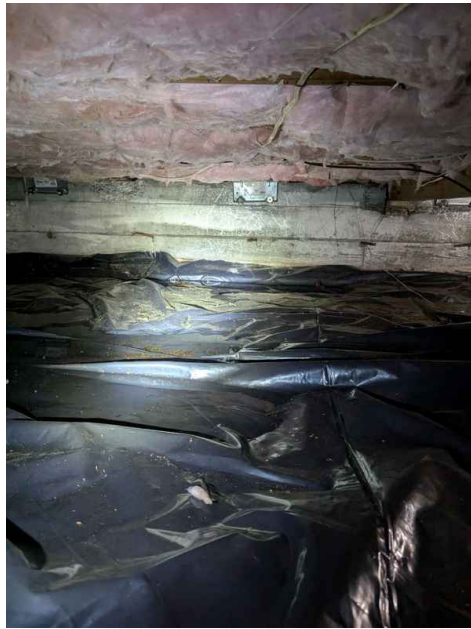
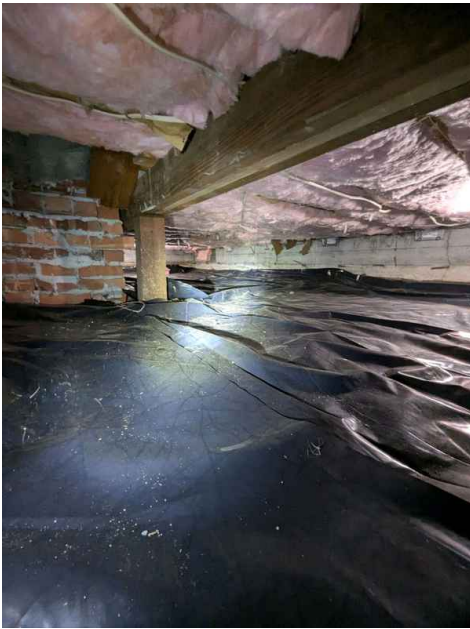


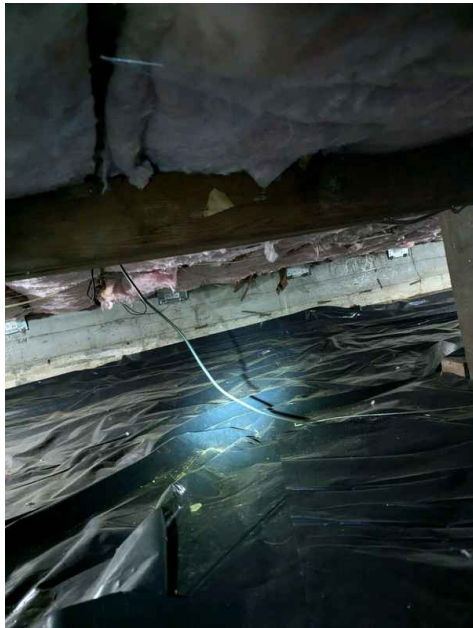
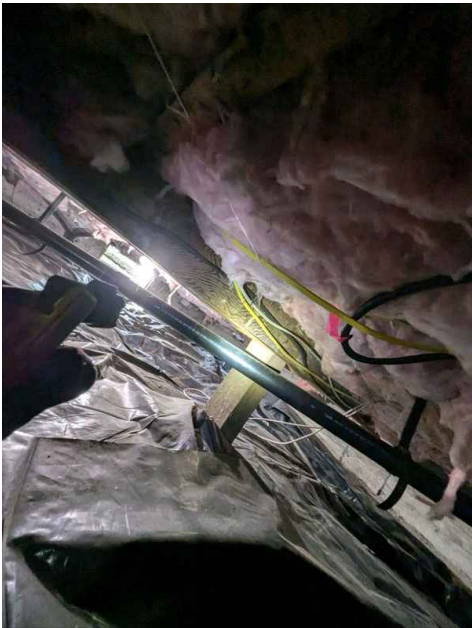
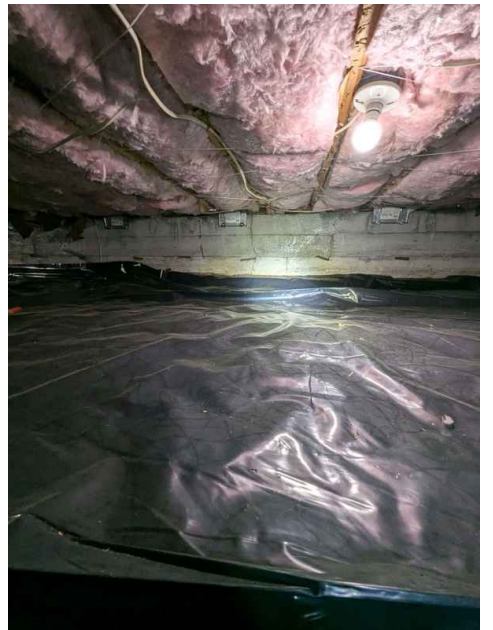
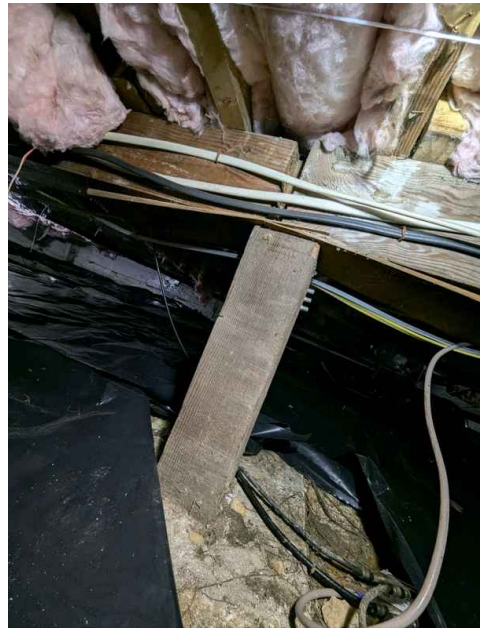


Crack



Crack



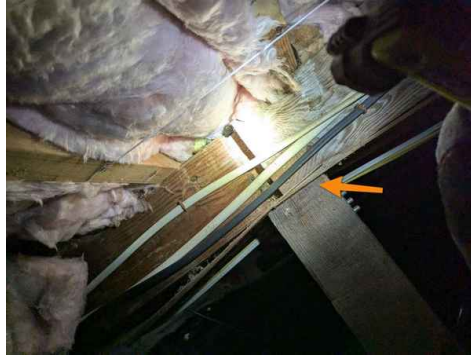


21.1.5 Observations



POST TO BEAM CONNECTORS CORRECTION

The framing would be sturdier if it had metal or wood connecting the post to the beam. Contact a qualified professional to further evaluate/repair.



22: PESTS, RODENTS, INSECTS

Information

Observations: Pests

Nothing Observed

Observations: Wood Rot

Nothing Observed

23: REFERENCE PHOTOS/VIDEOS

Observations

23.1.1 General

REFERENCE PHOTOS

 FYI/ Maintenance

