



# Home Inspection Report



In, Federal Way, Washington 98003

**Inspection Date:**

Wednesday, December 9, 2020

**Prepared For:**

Client Y

**Prepared By:**

Jason Cory

(360) 421-3959

TrinityInspectionServicesNW@gmail.com

**Report Number:**

1209202001

**Inspector:**

Jason Cory Washington State Inspector #21001447 WSDA Structural Pest Inspector #101652

**License/Certification #:**

21001447

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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This was an owner occupied inspection. Both bedrooms could not be inspected due to occupancy.

## Main Entrance Faces

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Faces north east

## State of Occupancy

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Occupied by owner. I could not inspect both bedrooms due to occupancy and COVID restrictions.

## Weather Conditions

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Partly sunny. 45 degrees

## Recent Rain

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It has rained within the last 24 hours.

## Ground Cover

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Typical ground cover for neighborhood.

## Approximate Age

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# Report Summary

## Items Not Operating

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None at the time of the inspection.

### Major Concerns

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There are several issues with the chimney flashing, bricks, cap, and mortar. Recommend further evaluation/repair by licensed chimney specialist before closing.

There appears to be moisture penetration into the soffit and fascia boards. Recommend further evaluation/repair by licensed contractor.

### Potential Safety Hazards

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There are several areas of the service walk that are uneven and could present a SAFETY ISSUE. Recommend further evaluation/repair by licensed contractor.

There are several damaged balusters and railing that could be a SAFETY ISSUE. Recommend further evaluation/repair by licensed contractor.

The railing post by the deck stairs is loose and could be a SAFETY ISSUE. Recommend further evaluation/repair by licensed contractor.

Loose bricks are being used as a rain shield for the chimney flue. This is a SAFETY ISSUE due to restricted airflow from the chimney and potential falling hazard from unsecured bricks. Recommend further evaluation/repair by licensed chimney specialist.

Door opener not equipped with electric eyes. Recommend new opener with modern safety features.

The fire separation wall was damaged recommend repair

Windows in master bedroom should be installed with safety glass due to lower edge being below 18 inches. Recommend further evaluation/repair from licensed contractor.

### Deferred Cost Items

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Roof appeared to be nearing end of its useful life, budget to replace soon.

Garage door opener may be approaching end of life. Recommend further evaluation/repair by licensed contractor.

### Improvement Items

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Patio cover should be attached to the structure with lag bolts or screws. Recommend further evaluation/repair by licensed contractor.

Hose bibs do not have anti-siphon device installed. Recommend further evaluation/repair by licensed plumbing contractor. Recommend caulking around windows, doors, corners, utility penetrations.

Remove conductive material from under/around deck and in rail space to minimize potential issues with wood destroying insects.

Areas of insulation in floor joist cavities in crawl space needs to be repaired.

## Items To Monitor

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There are several discarded concrete bases under the deck structure. Due to limited access during the inspection, recommend further evaluation/repair by licensed contractor.

There is conductive material stored below the deck structure that could attract wood destroying insects. Recommend removal of this wood by licensed contractor.

# Grounds

## Service Walks

**Material**  Concrete  
**Condition**  Marginal  Trip hazard  
**Photos**



There are several areas of the service walk that are uneven and could present a SAFETY ISSUE. Recommend further evaluation/repair by licensed contractor.

## Driveway/Parking

**Material**  Concrete  
**Condition**  Marginal  
**Photos**



View of driveway with typical cracks and wear for age of concrete.

## Stoops/Steps

**Material**  Concrete  
**Condition**  Marginal

**Photos**



View of step to front door.

**Patio**

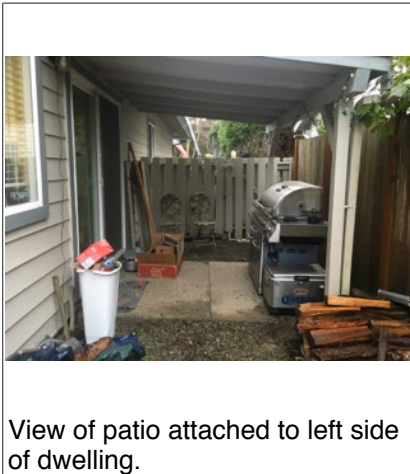
**Material**

Concrete

**Condition**

Marginal

**Photos**



View of patio attached to left side of dwelling.

**Deck/Balcony**

**Material**

Wood

**Condition**

Poor

**Finish**

Painted/Stained  Safety Hazard

Photos



View of deck



View of deck



There are several discarded concrete bases under the deck structure. Due to limited access during the inspection, recommend further evaluation/repair by licensed contractor.



There is conductive material stored below the deck structure that could attract wood destroying insects. Recommend removal of this wood by licensed contractor.



Gusset plates are not needed on the ends of the beam and rim joist connection.



There are several damaged balusters and railing that could be a SAFETY ISSUE. Recommend further evaluation/repair by licensed contractor.



There are several damaged balusters and railing that could be a SAFETY ISSUE. Recommend further evaluation/repair by licensed contractor.



The railing post by the deck stairs is loose and could be a SAFETY ISSUE. Recommend further evaluation/repair by licensed contractor.



# Grounds

## Deck/Patio/Porch Covers

**Condition**  Marginal  
**Recommend**  Metal Straps/Bolts/Nails/Flashing  Improper attachment to house

### Photos



View of porch cover.



Gutter system has detached from the structure. Recommend further evaluation/repair by licensed contractor.

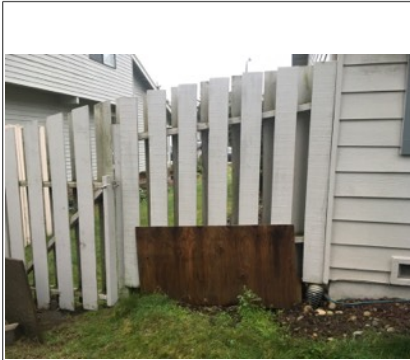


Patio cover should be attached to the structure with lag bolts or screws. Recommend further evaluation/repair by licensed contractor.

## Fence/Wall

**Type**  Wood  
**Condition**  Marginal  
**Gate**  Marginal Operable:  Yes

### Photos



View of fence attached to structure

## Landscaping affecting foundation

**Negative Grade**  Wood in contact with/improper clearance to soil



**Photos**



Landscaping should not directly touch siding. Recommend further evaluation/repair by licensed contractor.

**Retaining wall**

None

**External Hose Bibs**

**Condition**  Marginal  Recommend Anti-siphon valve

**Operable**  Yes

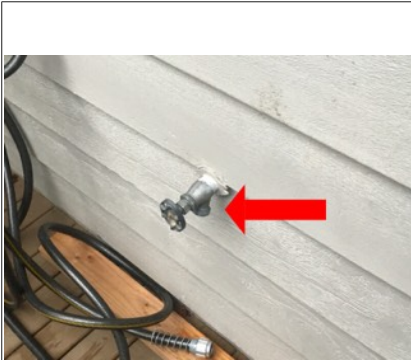
**Condition**  Satisfactory  Recommend Anti-siphon valve

**Operable**  Yes

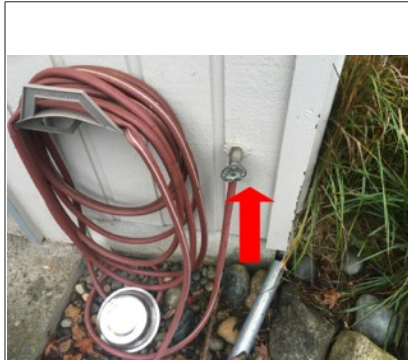
**Water Pressure** Water Pressure: 75

**Comments**

**Photos**



Hose bibs do not have anti-siphon device installed. Recommend further evaluation/repair by licensed plumbing contractor.

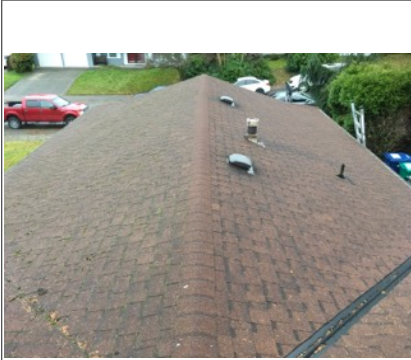


Hose bibs do not have anti-siphon device installed. Recommend further evaluation/repair by licensed plumbing contractor.

# Roof

## General

Visibility  All  
Inspected From  Roof  
Photos



View of roof (looking towards street)



View of roof

## Style of Roof

Type  Hip  
Pitch  Medium  
Roofing Material  Asphalt Shingles Number Of Layers: 1  
Comments

## Ventilation System

Type  Soffit  Roof  
Photos



View of roof vents



View of roof vents



Nail heads should be sealed if installed through asphalt singles. Recommend further evaluation/repair by licensed roofing contractor.

## Flashing

Material  Not Visible  
Condition  Not Visible

## Valleys

Material  Not Visible  Galv/Alum  
Condition  Marginal

**Photos**



Closed valley that has moss and debris build-up along the valley. Recommend further evaluation/repair by licensed roofing contractor.



View of open valley.

**Condition of Roof Coverings**

**Roof #1** Roofing Material: Asphalt Shingles  Moss Build-up  Improper Nailing  
**Comments** Roof appeared to be nearing end of its useful life, budget to replace soon.

**Photos**



It appear that single repair was improperly completed. Nail holes should be sealed. Recommend further evaluation/repair by licensed roofing contractor.

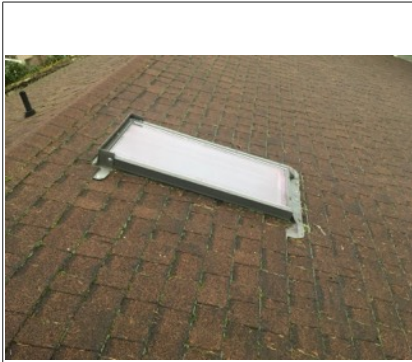


Large portion of roof surface has moss build-up. Recommend further evaluation/repair by licensed roofing contractor.

**Skylights**

**Condition**  Marginal

**Photos**



View of skylight



There is moss and debris build-up along flashing. Recommend further evaluation/repair by licensed roofing contractor.

**Plumbing Vents**

**Condition**  Marginal

**Photos**



View of plumbing vents.



View of plumbing vent



# Exterior

## Chimney(s)

**Location(s)** Center of roof

**Viewed From**  Roof

**Rain Cap/Spark Arrestor**  Yes

**Chase**  Brick

**Evidence of**  Holes in metal  Cracked chimney cap  Loose mortar joints  Rust

**Flue**  Tile

**Evidence of**  Creosote  Have flue(s) cleaned and re-evaluated

**Condition**  Recommend Repair

**Comments** Missing/loose mortar in the brick joints - recommend tuckpointing

Loose bricks or stones create a safety hazard recommend repair by a qualified chimney specialist

## Photos



View of chimney.



Chimney cap is cracked and could be allowing water penetration into flue. Recommend further evaluation/repair by licensed chimney specialist.



Chimney flashing is rusted and pitted. Recommend further evaluation/repair by licensed chimney specialist.



Loose bricks are being used as a rain shield for the chimney flue. This is a SAFETY ISSUE due to restricted airflow from the chimney and potential falling hazard from unsecured bricks. Recommend further evaluation/repair by licensed chimney specialist.

## Gutters/Scuppers/Eavestrough

**Condition**  Poor

# Exterior

## Gutters/Scuppers/Eavestrough cont.

**Material**  Galvanized/Aluminum

**Leaking**  Corners

**Attachment**  Loose

**Extension needed**  N/A

**Comments**

**Photos**



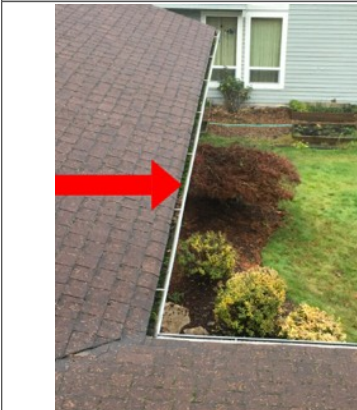
Loose drain pipe bracket.



Gutter detached from structure. Recommend further evaluation from licensed roofing contractor.



Loose drain pipe bracket.



Gutters are full of debris and need to be cleaned. Recommend further evaluation by licensed contractor.

## Siding

**Material**  Wood Other: Plywood

**Condition**  Marginal

**Protective Coatings/Paint Condition**  Recommend repair/painting

**Comments**



**Photos**



View of T-111 siding



View of wood siding.

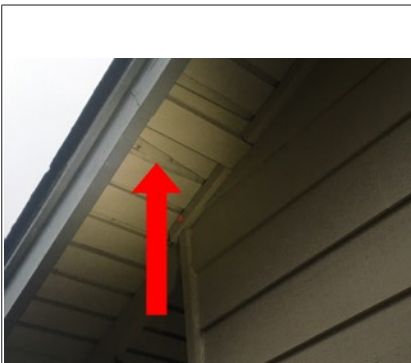
**Trim**

- Wood
- Marginal

**Soffit**

- Wood
- Poor

**Photos**



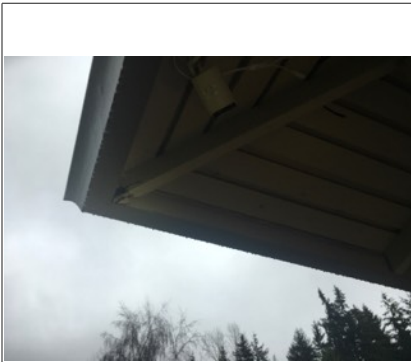
Damaged soffit board. Recommend further evaluation by licensed contractor.



Soffit vent has hole in mesh screen. Recommend further evaluation/repair by licensed contractor.



There appears to be moisture penetration into the soffit and fascia boards. Recommend further evaluation/repair by licensed contractor.



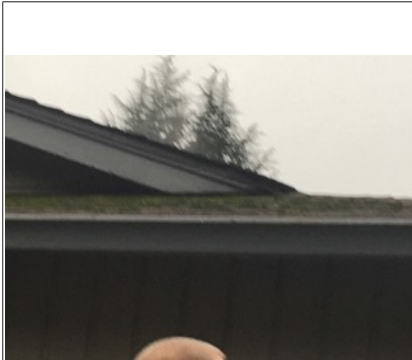
There appears to be moisture penetration into the soffit and fascia boards. Recommend further evaluation/repair by licensed contractor.

**Fascia**

**Material**  Wood  Recommend repair/painting

**Condition**  Poor

**Photos**



View of fascia board

**Flashing**

**Material**  Aluminum/Steel

**Condition**  Marginal

**Photos**



There is damage to dryer vent cover. Recommend further evaluation/repair by licensed contractor.

**Caulking**

**Condition**

Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments**

Recommend caulking around windows, doors, corners, utility penetrations.

**Photos**



Recommend caulking around windows, doors, corners, utility penetrations.

**Windows/Screens**

**Condition**

Marginal

**Material**

Aluminum/Vinyl clad

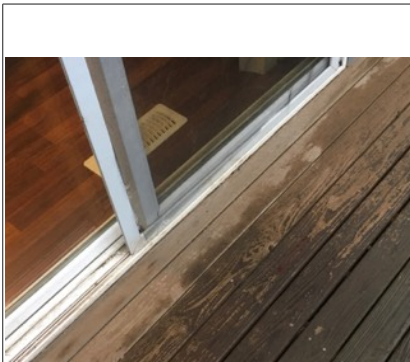
**Screens**

Torn

**Comments**

Some screens are torn recommend repair

**Photos**



Some screens are torn recommend repair

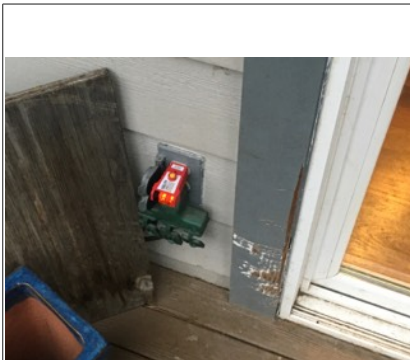
**Slab-On-Grade/Foundation**

**Foundation Wall**  Poured concrete  
**Condition**  Marginal  
**Concrete Slab**  Not Visible

**Service Entry**

**Location**  Underground  
**Condition**  Satisfactory  
**Exterior receptacles**  Yes Operable:  Yes Condition:  Marginal  
**GFCI present**  No Operable:  Yes  Recommend GFCI Receptacles

**Photos**



View of tester on exterior outlet.



View of service meter

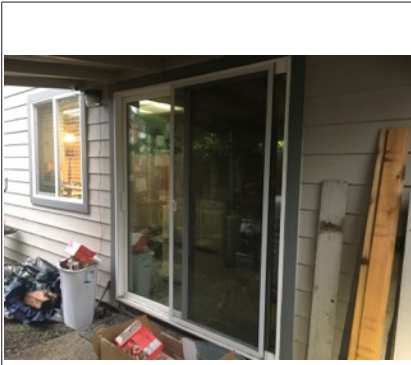
**Building(s) Exterior Wall Construction**

**Type**  Not Visible  
**Condition**  Not Visible

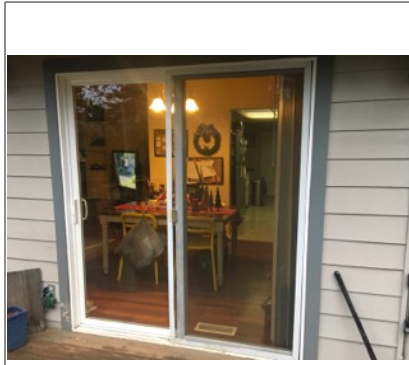
**Exterior Doors**

**Main Entrance** Weatherstripping:  Satisfactory Door condition:  Satisfactory  
**Patio** Weatherstripping:  Marginal Door condition:  Marginal  
**Rear door** Weatherstripping:  Marginal Door condition:  Marginal  
**Other door**  N/A

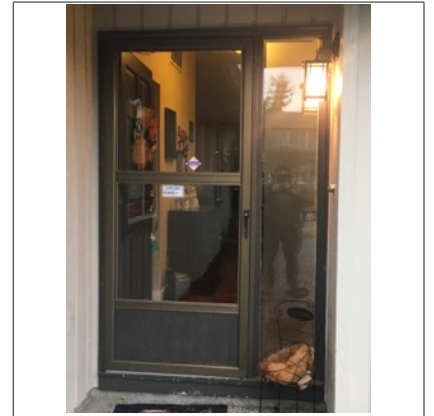
**Photos**



View of patio door



View of deck door

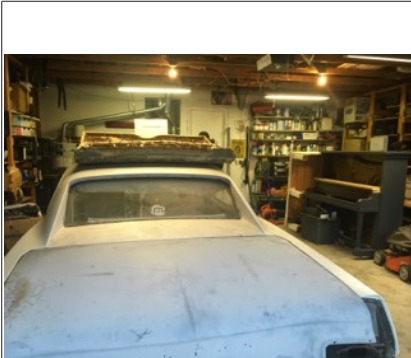


View of front door

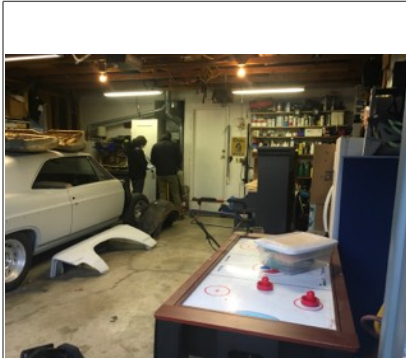
# Garage/Carport

## Type

Type  Attached  2-Car  
Photos



View of garage



View of garage

## Automatic Opener

Operation  Operable  
Photos



garage door opener may be approaching end of life. Recommend further evaluation/repair by licensed contractor.

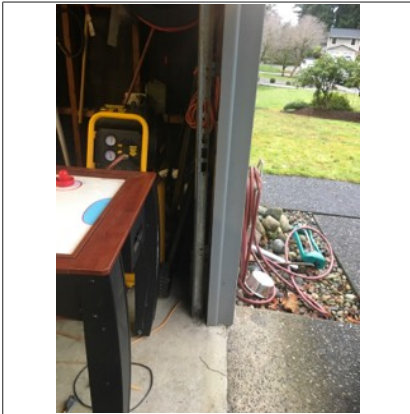
## Safety Reverse

Operation  None  Not Operable  Safety hazard  
Comments

Door opener not equipped with electric eyes. Recommend new opener with modern safety features.



**Photos**



No eye on garage door opener.  
Recommend further  
evaluation/repair by licensed  
contractor. This is a SAFETY  
ISSUE.

**Roofing**

**Material**  Same as house

**Gutters/Eavestrough**

**Condition**  Marginal

**Siding**

N/A

**Trim**

N/A

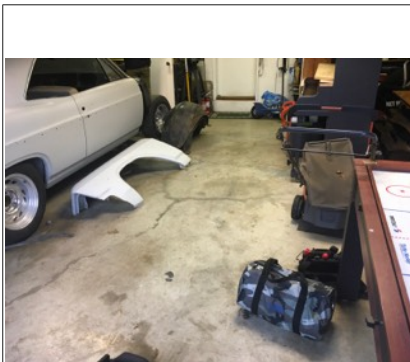
**Floor**

**Material**  Concrete

**Condition**  Typical cracks

**Source of Ignition within 18" of the floor**  No

**Photos**



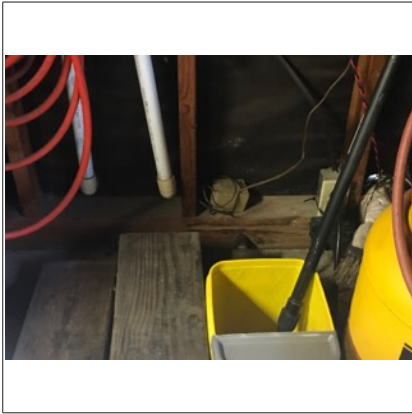
View of garage floor with cracks

**Sill Plates**

**Type**  Elevated

**Comments**

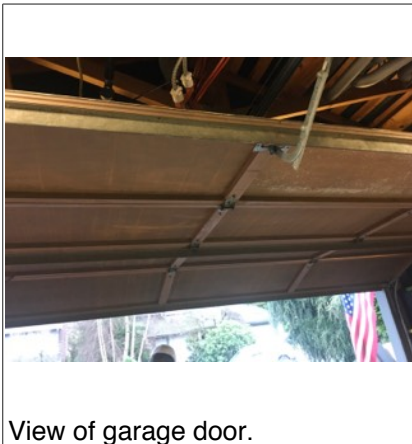
**Photos**



**Overhead Door(s)**

**Material**  Wood  
**Condition**  Marginal  
**Recommend Priming/Painting Inside & Edges**  Yes

**Photos**



View of garage door.

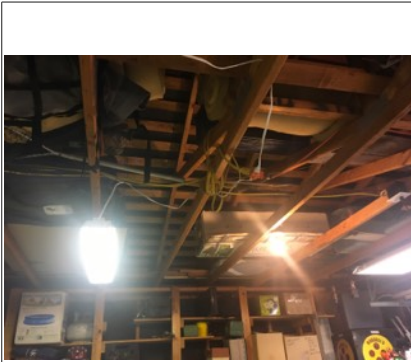
**Exterior Service Door**

None

**Electrical Receptacles**

Yes Operable:  Yes  
**Reverse polarity**  No  
**Open ground**  No  
**GFCI Present**  Yes Operable:  Yes

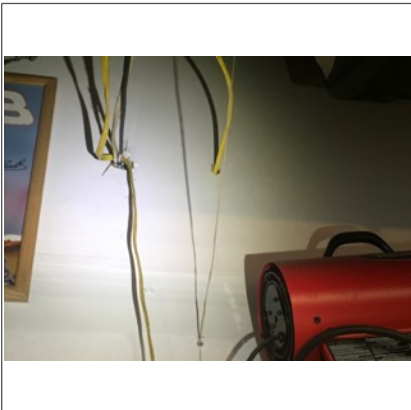
**Photos**



View of extensive use of extension cords.

**Fire Separation Walls & Ceiling**

- Recommend repair
- Condition**  Holes walls/ceiling  Safety hazard(s)
- Moisture Stains Present**  No
- Typical Cracks**  Yes
- Fire door**  Not verifiable
- Self closure**  Inoperative
- Comments** The fire separation wall was damaged recommend repair
- Photos**

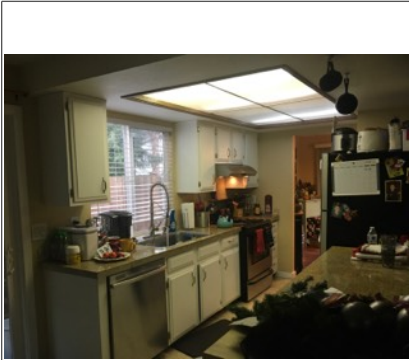


# Kitchen

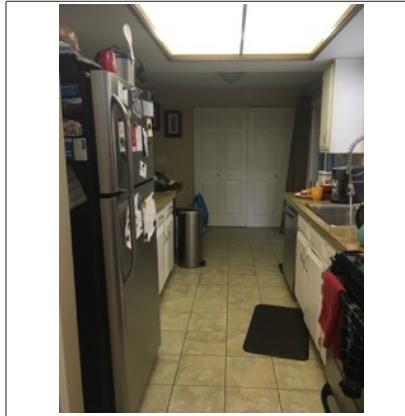
## Countertops

Condition  Marginal

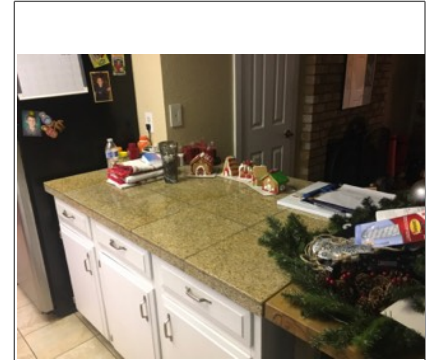
Photos



View of kitchen



View of kitchen

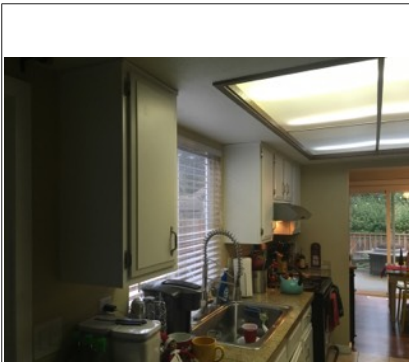


View of countertops

## Cabinets

Condition  Marginal

Photos



View of cabinets.

## Plumbing

Faucet Leaks  No

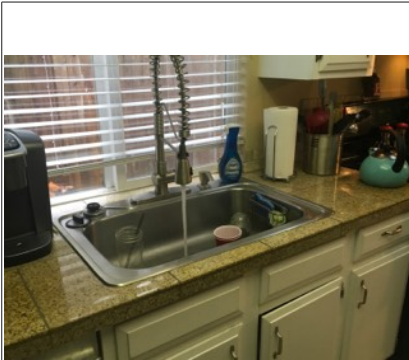
Pipes leak/corroded  No

Sink/Faucet  Satisfactory

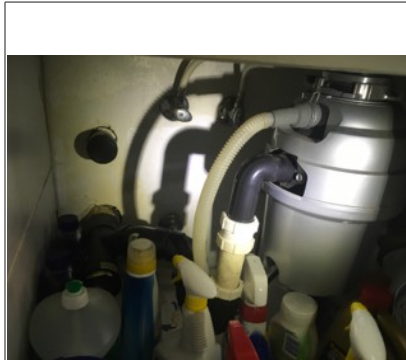
Functional drainage  Satisfactory

Functional flow  Marginal

**Photos**



View of water running in sink.



View of plumbing under kitchen sink. There is not an air gap or high loop installed for the dishwasher Recommend further evaluation/repair by licensed plumbing contractor.

**Walls & Ceiling**

**Condition**  Marginal

**Photos**



There could be burned out bulbs or lighting ballasts that may not be working. Recommend further evaluation/repair by licensed electrical contractor.

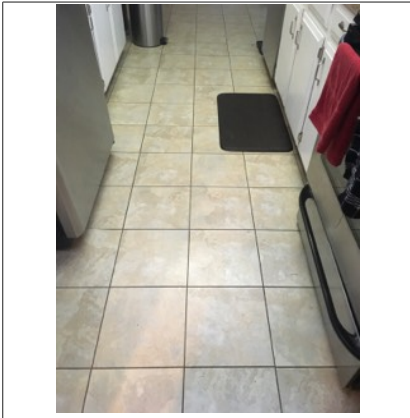
**Heating/Cooling Source**

Yes

**Floor**

**Condition**  Marginal

**Photos**

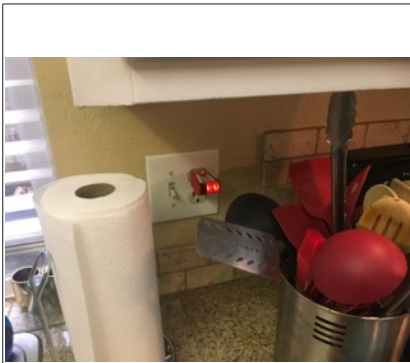


View of floor in kitchen.

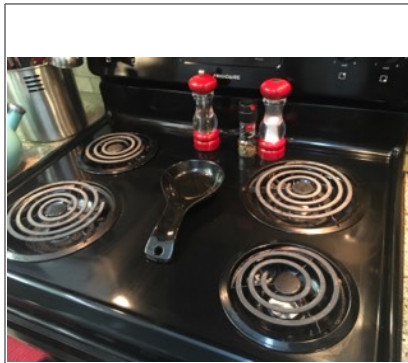
**Appliances**

- Disposal** Operable:  Yes
- Oven** Operable:  Yes Anti-tip Device Installed?:  Not Equipped (Safety Hazard)
- Range** Operable:  Yes
- Dishwasher** Operable:  Yes
- Trash Compactor**  N/A
- Exhaust fan** Operable:  Yes
- Refrigerator** Operable:  Yes
- Microwave**  N/A
- Other** :
- Dishwasher airgap**  No
- Dishwasher drain line looped**  No
- Receptacles present**  Yes Operable:  Yes
- GFCI**  No Recommend GFCI Receptacles:  Yes  Potential Safety Hazard(s)
- Open ground/Reverse polarity:**  No

**Photos**



View of working outlet with tester.



All burners functional on range.

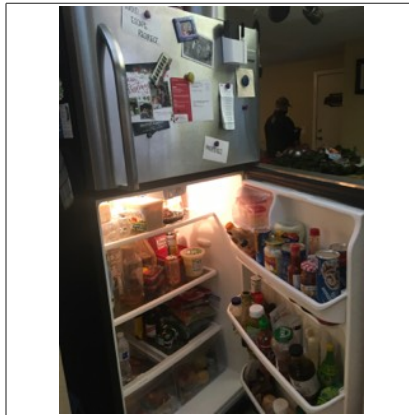


View of dishwasher.





Dish washer was tested and is functional at time of inspection.



Refrigerator and freezer was working at time of inspection.

# Dining Room

## Dining Room

**Location** Off of kitchen

**Walls & Ceiling**  Marginal

**Moisture stains**  No

**Floor**  Marginal

**Ceiling fan**  None

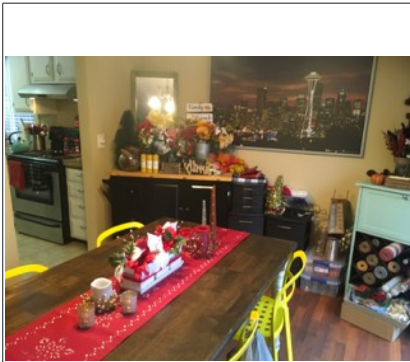
**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

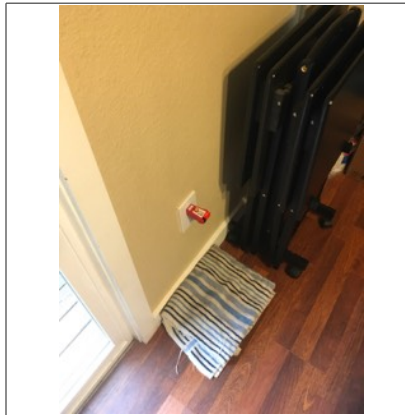
**Doors**  None

**Windows**  Satisfactory

## Photos



View of dining room



View of tester in outlet

# Living Room

## Living Room

**Location** Next to kitchen

**Walls & Ceiling**  Marginal

**Moisture stains**  No

**Floor**  Marginal

**Ceiling fan**  None

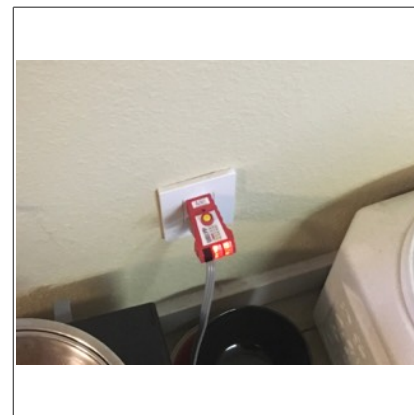
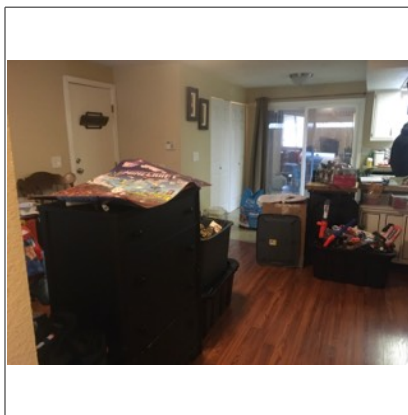
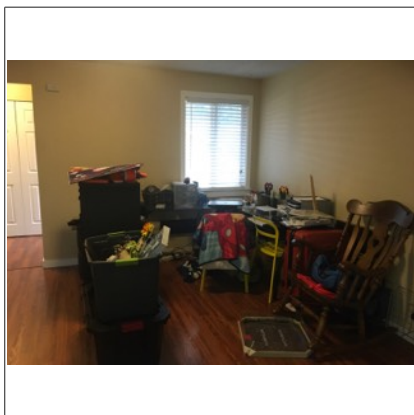
**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

**Doors**  None  Poor

**Windows**  Satisfactory

## Photos



# TV room

## Living Room

**Location** Next to to dining room

**Walls & Ceiling**  Marginal

**Moisture stains**  No

**Floor**  Marginal

**Ceiling fan**  None

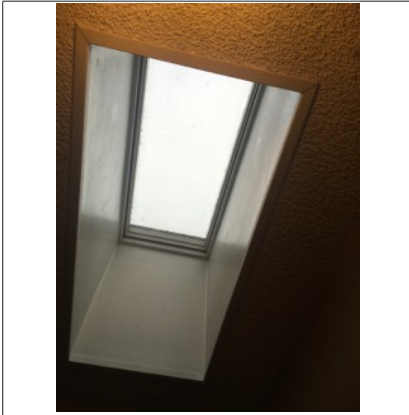
**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

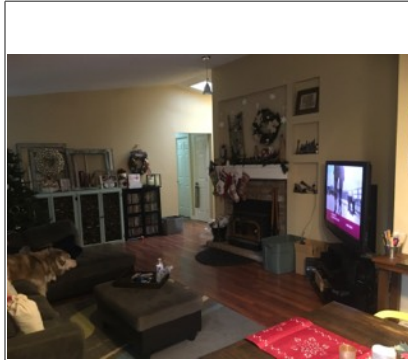
**Doors**  None

**Windows**  None

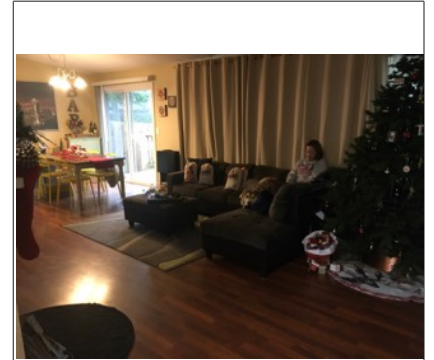
## Photos



View of skylight



View of TV room



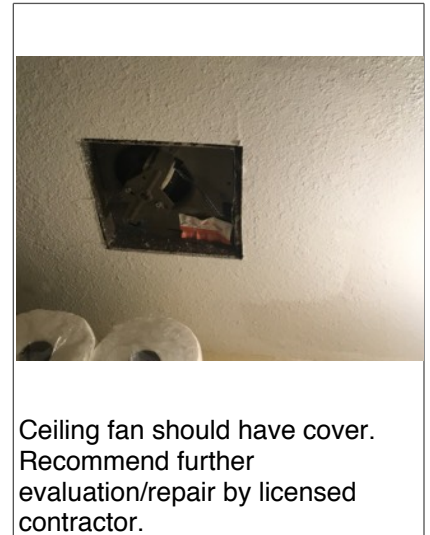
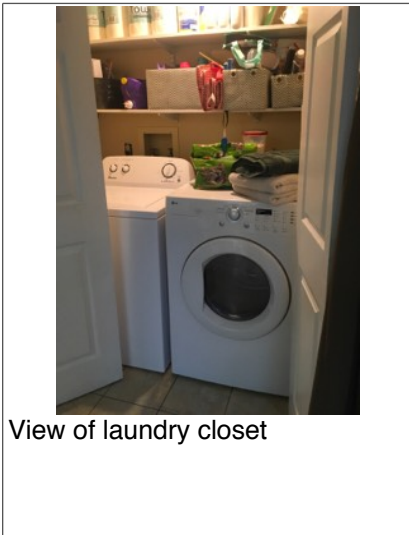
View of TV room

# Laundry Room

## Laundry

- Laundry sink  N/A
- Faucet leaks  No
- Pipes leak  No
- Cross connections  No
- Heat source present  No
- Room vented  Yes
- Dryer vented  Wall
- Electrical Open ground/reverse polarity:  No
- GFCI present  No  Recommend GFCI Receptacles
- Appliances  Washer  Dryer
- Washer hook-up lines/valves  Satisfactory
- Gas shut-off valve  N/A

## Photos



# Master Bathroom

**Bath**

**Sink(s)** Operable:  Yes Faucet Leaks:  No Pipes Leak:  No

**Shower/Tub Combination**  N/A

**Shower** Material:  Ceramic/Plastic Faucet Leaks:  No Pipes Leak:  No Chalking/Grouting Needed:  No

**Garden/Soaking Tub**  N/A

**Whirlpool Tub**  N/A

**Water Flow**  Marginal

**Drainage**  Marginal

**Doors**  Satisfactory

**Windows**  Marginal

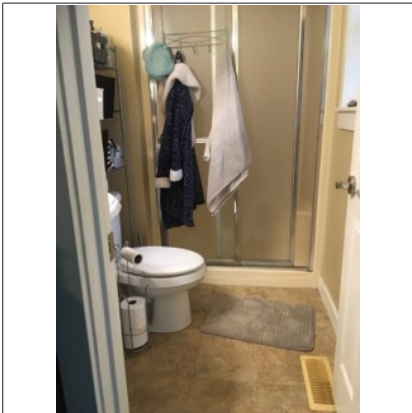
**Exhaust Fan** Operable:  Yes Needs To Be Cleaned:  Yes

**Electrical** Receptacles Working:  Yes Outlets GCFI:  No Open Ground/Reversed Polarity:  No

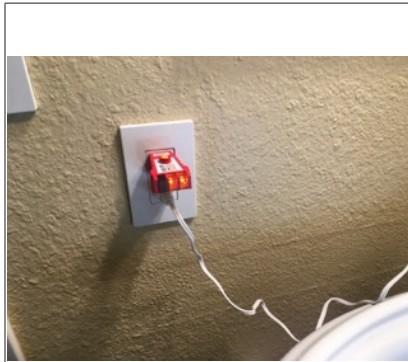
**Heat Source Present**  Yes

**Moisture Stains Present**  No

**Photos**



View of bathroom



View of tested in outlet



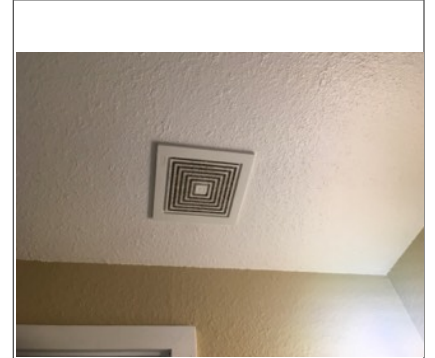
View of sink with running water



View of toilet with running water



Possible bacterial growth in bathroom.



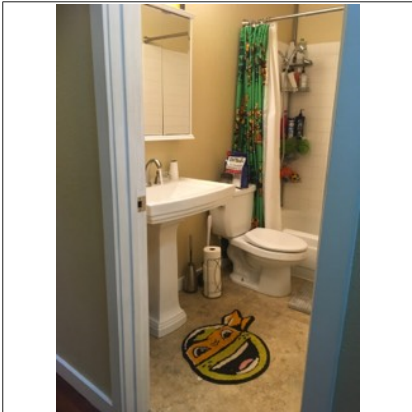
Exhaust fan should be cleaned.



# Bathroom

**Bath**

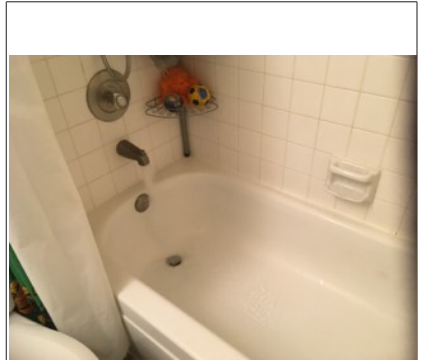
**Toilet** Operable:  Yes Toilet Loose:  No  
**Sink(s)** Operable:  Yes Faucet Leaks:  No Pipes Leak:  No  
**Shower/Tub Combination** Material:  Ceramic/Plastic Condition:  **Marginal** Faucet Leaks:  No Pipes Leak:  No Chalking/Grouting Needed:  Yes  
**Shower**  N/A  
**Garden/Soaking Tub**  N/A  
**Whirlpool Tub**  N/A  
**Water Flow**  **Marginal**  
**Drainage**  **Marginal**  
**Doors**  **Marginal**  
**Windows**  N/A  
**Exhaust Fan** Operable:  No Needs To Be Cleaned:  Yes  
**Electrical** Receptacles Working:  Yes Outlets GCFI:  No Open Ground/Reversed Polarity:  No  
 Recommend GCFI  
**Heat Source Present**  Yes  
**Moisture Stains Present**  No  
**Photos**



View of bathroom



View of running water in sink.



View of water running in tub



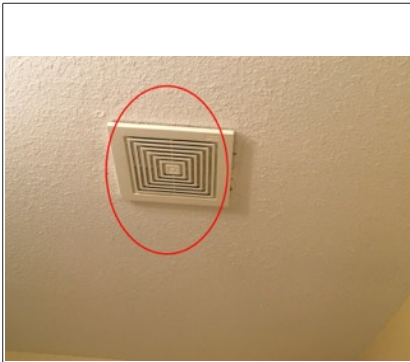
View of water flushing rom toilet.



Tester in receptacle



Broken/Missing tile from baseboard in bathroom. Recommend further evaluation/repair from licensed contractor.



Exhaust fan was not working.  
Recommend further  
evaluation/repair from licensed  
contractor.

# Master Bedroom

## Room

Walls & Ceiling  Marginal

Moisture stains  No

Floor  Marginal

Ceiling fan  N/A

Electrical Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No  
 Cover plates missing

Heating source present  Yes

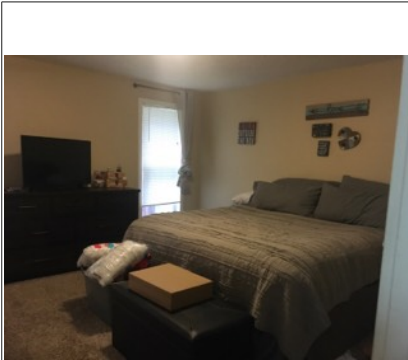
Bedroom Egress restricted  No

Doors  Satisfactory

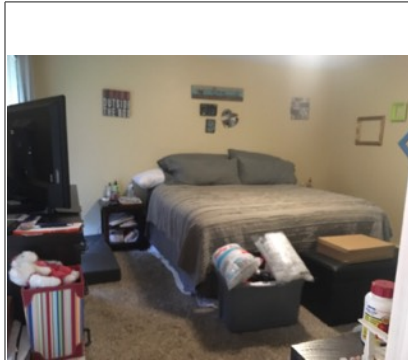
Windows  Satisfactory

## Comments

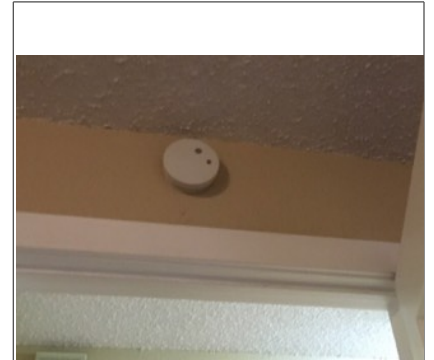
## Photos



View of master bedroom



View of master bedroom.



View of smoke alarm



View of tester in outlet.



Windows in master bedroom should be installed with safety glass due to lower edge being below 18 inches. Recommend further evaluation/repair from licensed contractor.



The folding closet door does not properly operate.

# Interior

## Fireplace

**Location(s)** Living Room

**Type**  Wood

**Material**  Masonry

**Damper modified for gas operation**  N/A

**Hearth extension adequate**  Yes

**Mantel**  Secure

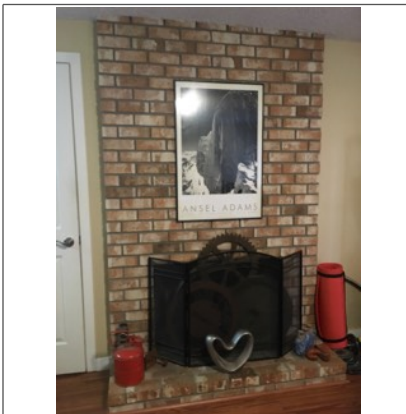
**Physical condition**  Marginal  Recommend having flue cleaned and re-examined

**Comments** There were two fireplaces installed in this house. One in living room and the other in the tv room

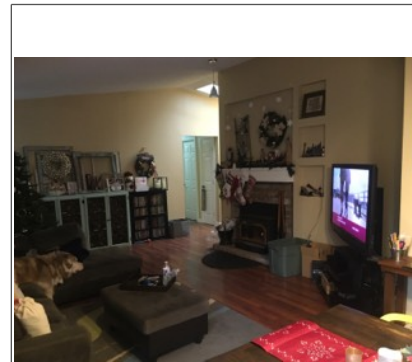
### Photos



Popcorn ceilings may contain asbestos material.



View of fireplace. Owners possessions blocking access to full inspection.



Fireplace insert in TV room

## Stairs/Steps/Balconies

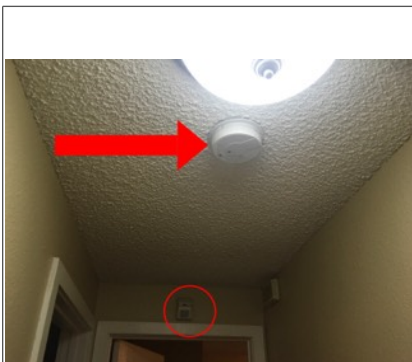
None

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present Operable:  Not tested

**CO Detector**  Present Operable:  Not tested

### Photos



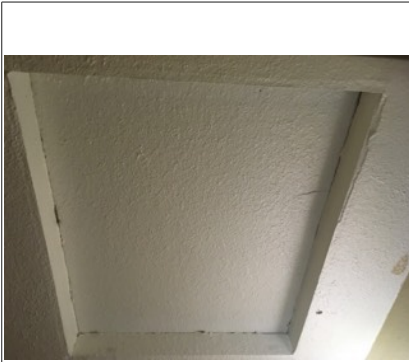
Smoke alarm is highlighted with arrow, carbon monoxide alarm in circle.

## Attic/Structure/Framing/Insulation

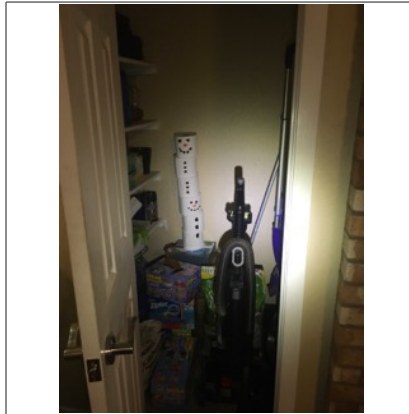
N/A

**Access**  No Access

**Photos**



Attic hatch in closet



Access blocked by owners possessions.

# Heating System

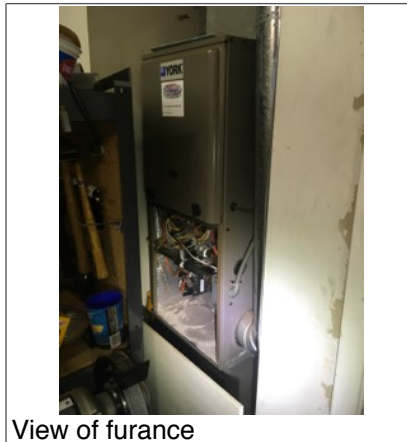
## Heating system

Unit #1 Brand name: York  
 Unit #2  None  
 Energy source  Gas  
 Warm air system  Direct drive  
 Heat exchanger  Sealed  
 Carbon monoxide  Not tested  
 Combustion air venting present  Yes  
 Controls Disconnect:  No  Normal operating and safety controls observed Gas shut off valve:  Yes  
 Distribution  Metal duct  
 Flue piping  **Satisfactory**  
 Filter  Standard  
 When turned on by thermostat  Fired Proper operation:  Yes  
 Heat pump  N/A  
 Sub-slab ducts  N/A  
 System not operated due to  N/A

## Photos



View of furnace data plate



View of furnace



# Plumbing

## Water service

**Main shut-off location** Right corner of garage

**Water entry piping**  Copper/Galv.

**Lead other than solder joints**  Unknown

**Visible water distribution piping**  Copper

**Condition**  Marginal

**Flow**  Marginal

**Pipes Supply/Drain** Cross connection:  No  Satisfactory

**Drain/Waste/Vent pipe**  PVC

**Condition**  Satisfactory

**Support/Insulation**  N/A

**Traps proper P-Type**  Yes

**Drainage**  Marginal

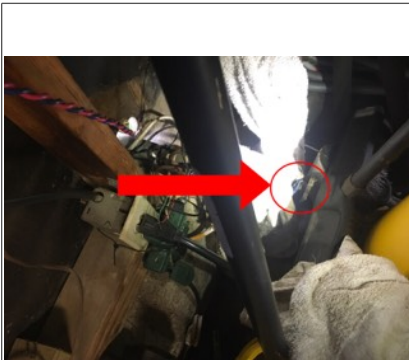
**Interior fuel storage system**  No Leaking:  No

**Fuel line**  Black iron

**Condition**  Satisfactory

**Comments**

**Photos**

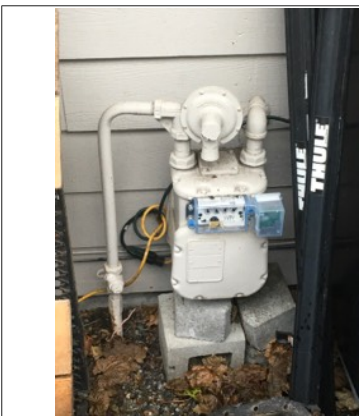


View of water shutoff valve

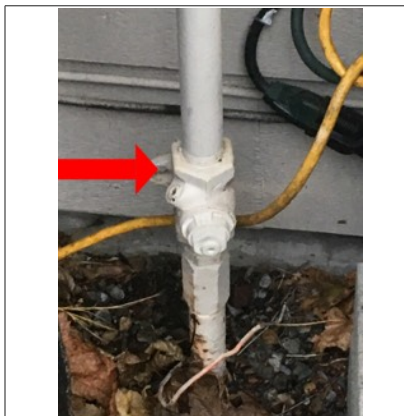
## Main fuel shut-off location

**Location** Outset garage next to electrical entry

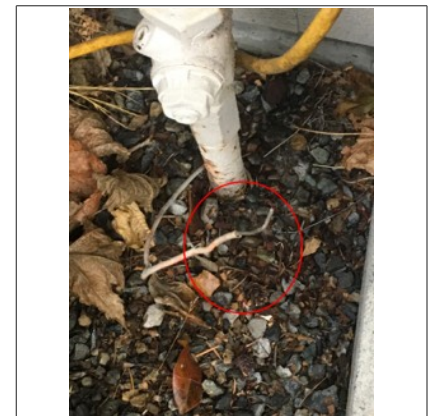
**Photos**



Gas Meter



Gas shutoff valve



Gas meter should be bonded to electrical system.

## Water heater #1

**General** Brand Name:Bradford White

Capacity:40

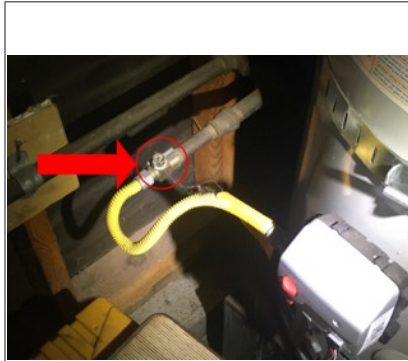
# Plumbing

## Water heater #1 cont.

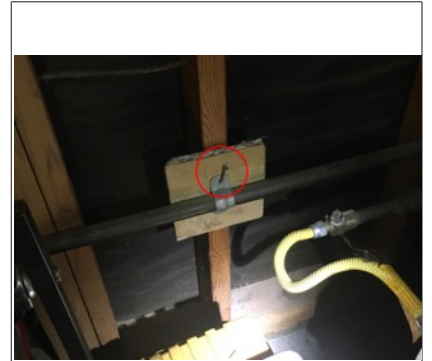
Type  Gas  
 Combustion air venting present  Yes  
 Seismic restraints needed  Yes  
 Relief valve  Yes Extension proper:  Yes  
 Vent pipe  Improper  
 Condition  Marginal  
 Comments  
 Photos



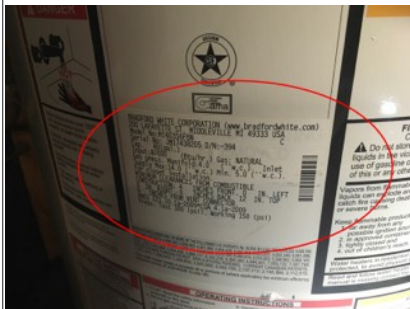
View of water heater with correct seismic straps attached.



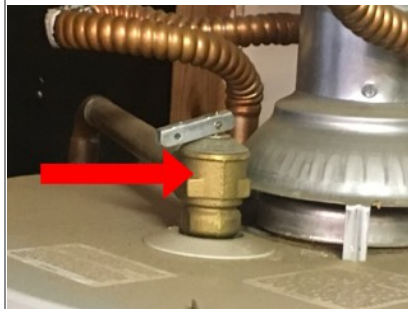
Gas shutoff valve on hot water tank.



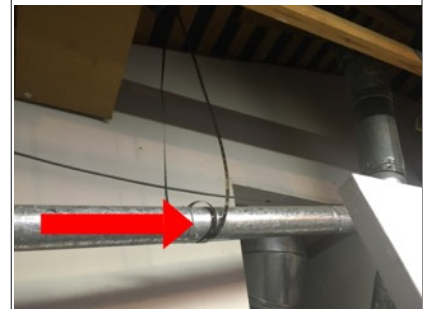
Gas line strap improper attached to wall stud. Recommend further evaluation/repair by licensed plumbing contractor.



View of data plate on hot water tank.



View of TPR valve



Improper strap attachment to vent pipe. Recommend further evaluation/repair by licensed HVAC contractor.

# Electric/Cooling System

## Main panel

- Location 1/0 AI
- Condition  Satisfactory
- Amperage/Voltage  150a
- Adequate Clearance to Panel  No
- Breakers/Fuses  Breakers
- Appears grounded  Yes
- GFCI breaker  No
- AFCI breaker  No
- Main wire  Aluminum Condition:  Marginal
- Branch wire condition  Satisfactory  Romex
- Branch wire  Copper  Aluminum

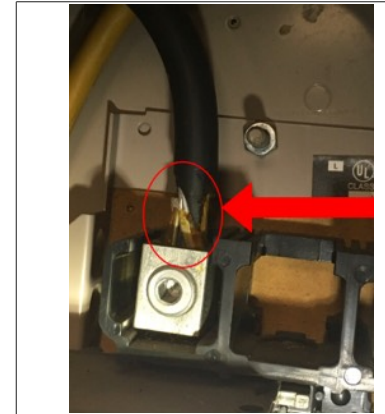
## Photos



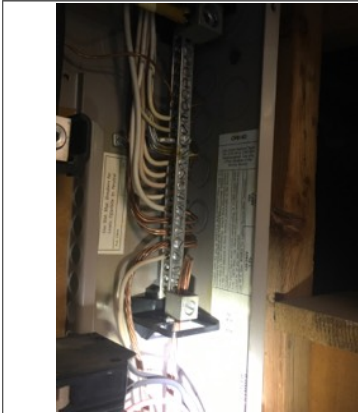
View of breaker data sheet.



View of inside electrical panel



Exposed service entry cable above lug. Recommend further evaluation/repair by licensed electrical a contractor.



View of inside electrical box data plate



Improper access to electrical panel. Recommend further evaluation/repair by licensed electrical contractor.

# Crawl Space

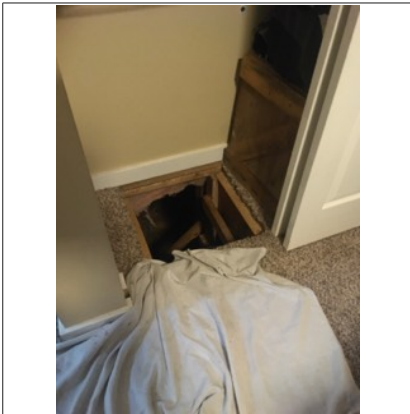
## Crawl space

Type  Full crawlspace  
Conditioned (heated/cooled)  No

## Access

Location  Interior hatch/door  
Inspected from  In the crawl space

## Photos

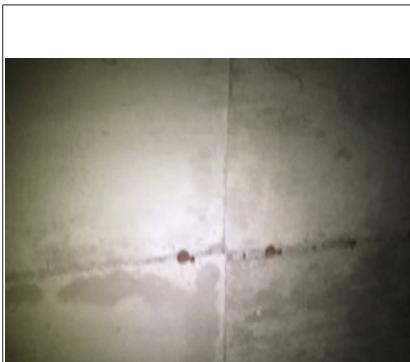


View of access door in bedroom #1 closet

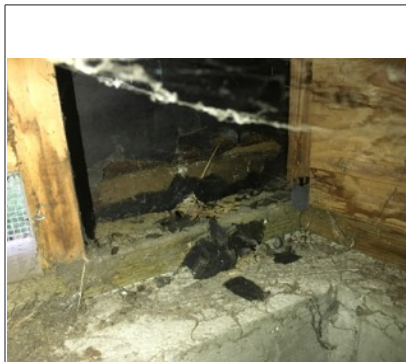
## Foundation walls

Condition  Marginal  
Material  Poured concrete

## Photos



View of poured concrete foundation wall.

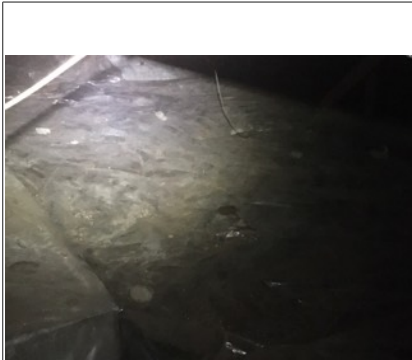


View of damage to sill plate on nw corner of structure.

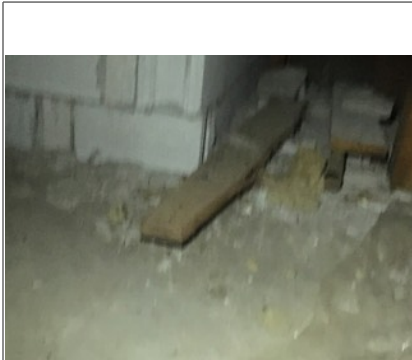
## Floor

Material  Gravel  
Condition  Vapor barrier present

**Photos**



View of floor with vapor barrier.



View of conductive material on floor in crawl space and evidence of rodent population. Recommend further evaluation/repair by licensed pest management contractor.

**Seismic bolts**

None visible

**Drainage**

**Sump pump**  No

**Standing water**  No

**Evidence of moisture damage**  No

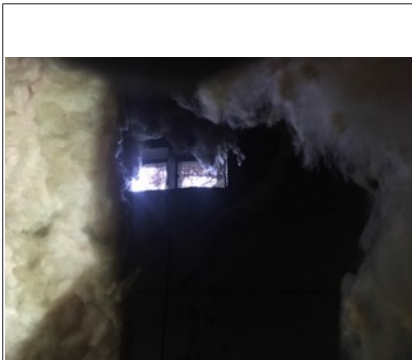
**Ventilation**

**Location**  Wall vents

**Condition**  Evidence of moisture damage

**Comments**

**Photos**



View of representing each number of wall vents in crawlspace

**Girders/Beams/Columns**

**Material**  Wood

**Condition**  Satisfactory

**Joists**

**Material**  Wood

**Condition**  Satisfactory



# Crawl Space

## Subfloor

Not Visible

## Insulation

**Type**  Fiberglass

**Location**  Between floor joists

### Photos



Several areas of loose insulation falling from joists. Recommend further evaluation/repair by licensed contractor.

## Vapor barrier

**Present**  Yes

**Material**  Plastic

**Condition**  Marginal

**Comments** Poly sheeting on floor not properly installed.