

National Property Inspections

John Smith, , , ,



Thursday, January 11, 2018
Inspector
James Dunlap
(360)298-2155
james@gepropertyinspections.net

Inspection Date : Inspector: James Dunlap Email: james@gepropertyinspections.net



National Property Inspections

John Smith, , , ,

INVOICE#:96	Client Name:	John Smith
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Inspection Date: 1/11/2018 8:30 AM Property Location:

Grainy Expressions

dba National Property Inspections

7001 67th PL NE

Marysville WA 98270

Billing Address:

Client Phone: ()-

Client Email: jsmith@example.com

TYPE OF INSPECTIONS PERFORMED

Home Inspection		\$550.00
	Subtotal	\$550.00
	Total	\$550.00
Grand Total	PAID	\$550.00

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Pre-Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ CAREFULLY

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with Grainy Expressions D/B/A National Property Inspections (the "Company") for an inspection of the Property at the given address. This Inspection Agreement contains limitations on the scope of the inspection, remedies and liability. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns Client may have regarding the Inspection Report. This inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without the written permission of the Company.

Company encourages Client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help Client understand any comments provided in the Inspection Report.

Client is advised to obtain firm bids from qualified contractors, prior to closing, for repair or replacement of any item(s) rated as "marginal" or "defective" within the Inspection Report.

Given the variability of underwriting guidelines between insurance companies, the home inspection performed is not intended to determine the insurability of any particular system or component.

1. INSPECTION

Client hereby retains Company to perform a general home inspection and for which Client agrees to pay the agreed upon fee. A general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of the NACHI which may be viewed at http://www.nachi.org/ a copy may be requested from Company, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

2. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those <u>NOT</u> included in the Inspection or Inspection Report:

• Latent or concealed defects, compliance with code or zoning ordinances or permit research or

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system or component recalls.

- Structural, geological, soil, survey, engineering analysis or testing.
- Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water, sewage, water softeners or purifiers, or solar systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

3. DISCLAIMER OF WARRANTY

Company does not expressly or impliedly warrant or guarantee it's Inspection, Inspection Report, or the condition of the subject property, in whole or in part, except for the **Limited Warranty** attached hereto and made a part of the Pre-Inspection Agreement. Client acknowledges agreement that the liability of Company will be limited and restricted to the terms and provisions of the **Limited Warranty** and on that basis Company shall undertake and complete the Inspection of the property.

4. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, alter or modify the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions, or causes of actions that may have arisen therefrom. Should Company prevail in any said action, Client will reimburse Company for its attorney's fees and associated costs. Time is expressly of the essence herein. This time may be shorter than otherwise provided for by the law.

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5. LIMITATION OF LIABILITY

Client agrees the fee charged by Company is substantially less than would be charged for technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and Client specifically declines such inspection. Client agrees that Company is not an insurer, that Company's liability for the negligent performance or non-performance of any duty, the breach of this Agreement, and/or for any other reason shall be limited to the return of the fee paid by Client multiplied by five (5). Client acknowledges that this limitation of liability is a material term of this Agreement and to the determination of the amount of the fee paid by Client.

6. DISPUTE RESOLUTION

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or Inspection Report, unless first resolved by mutual agreement, shall be decided in a court of competent jurisdiction.

7. GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by Washington State law. If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the parties.

8. RECEIPT OF REPORT AND SATISFACTION GUARANTEE

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If within thirty (30) calendar days from receipt of the Inspection Report, Client is unsatisfied with Company's Inspection, Client is to write "Null and Void" on the Inspection Report and return it to Company, keeping no copies, with a brief explanation and Company will refund the inspection fee paid. Failure to return the written Inspection Report and/or Client's payment of the inspection fee shall constitute the full acceptance of all the terms of this Agreement by Client.

9. OTHER SERVICES

It is understood and agreed to by the parties that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

10. ENTIRE AGREEMENT, MODIFICATION AND THIRD PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

11. ACTIONS TO BE TAKEN BY CLIENT

Client acknowledges that conditions can change after the Inspection. Client agrees to do a "pre-closing walk-thru examination" of the property 48-72 hours prior to closing to insure that all systems/components originally reviewed are still functional. If an issue is discovered during said walk-thru examination, Client



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agrees to describe the issue in writing and send to Company immediately.

ACKNOWLEDGEMENT

Client acknowledges that Grainy Expressions, dba National Property Inspections, its employees, owners or agents is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.

Inspector Signature	James Dunlap	Client Signature	
1/11/2018		Al Hoye	
Date		Print Client Name	
		Date	

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GEN	GENERAL INFORMATION													
GEN	ERAL CONI	ITI	ONS	AT TIN	ME OF	INSPECTION	V :							
Property	y Occupied :	Yes				Property Faces :	□ N	North [South	□ East	☑ West			
Estimate	ed Age Of Property :	32		Year(s)		Weather:	Sunn	ıy	7	Temperature: 50 F				
Type of	Property :	☑ Si	ingle	□ _{Multi}		Soil Conditions :)ry ⊡	•	□ Snow	□ Frozen			
	• •	☑ W		□ Block	□ Brick	Persons Present :	☑ E	Buyer	Wet	□ Seller	•			
Primary	Construction:	Ľ W	/ 00d	□ Block	□ Brick			Buyer's A	Agent	☑ Seller	's Agent			
DEF	INITIONS :													
Below a	are listed the definit	ions us	sed thr	oughout the	report to d	lescribe each feature	e of th	ie prop	erty.					
ACC	(ACCEPTABLE))	The it	em/system wa	s performing	g its intended function a	at the t	time of	the inspec	ction.				
MAR	(MARGINAL)		inspec	em/system wa ction. Howeve cement.)	ns marginally er, due to age	acceptable. (It perfore and/or deterioration,	rmed i it will	ts desig l likely r	ned functi equire ea	ion at the ti rly repair c	ime of the or			
NI	(NOT INSPECTI	E D)		em/system wa		ed due to safety concer	rns, in	accessit	oility and/	or concealr	nent or			
NP	(NOT PRESENT)	The it	em/system do	es not exist o	or was visually concealed	ed at t	he time	of the ins	pection.				
DEF	(DEFECTIVE)		1	•	•	e/perform its intended :	function	on, was	structural	lly deficien	t, was unsafe			

SCOPE OF THE INSPECTION:

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully.

The purpose of a property inspection is to assist the client in having a more complete understanding on the conditions of the property prior to purchase or sell. We perform a visual inspection of readily accessible areas of the property and based on the inspectors experience and professional opinion, provide a detailed and factual report on the conditions that exist at the time of the inspection. The results of this property inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a general property inspection. Except for the Limited Warranty attached hereto, no warranty or guarantee is expressed or implied. This report should not be construed as an appraisal and may not be used as such by any person. The person conducting your inspection is not a licensed structural engineer. In addition you may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that may not be addressed in this report. Moreover, this report is not intended to benefit any third party.

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				J(ohn Sm	ш,,,,							
GRADIN	G / DRAINAG	E					Monitor Condition Recommend Repairs	S	ACC	MAR	NI	NP	DE
□ Near Lev	el		Positive	Slope	Ø	Negative Sl	lope		Pondi	ng			
Comments:	Grading near A/qualified contract Grading / Drainage	ctor to	o ensure	that wate	r drains a		mmend further eva	aluat	tion/re	pair b <u>y</u>	,		
DRIVEW	AY						Monitor Condition Recommend Repair	s	ACC	MAR	NI	NP	DE
☐ Concrete☐ General I	Deterioration		Asphalt Cracks			Brick Settlement			Grave	1		·	
Comments:	Driveway was in Recommend im	accemedi	eptable coate repai	ondition, r by quali	but live w fied elect	ires were prical contra	present in the drive actor for safety rea	eway	vislands.	d.			

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Driveway: Live wires in driveway island

W.	ALKS / S	ТЕРS			☐ Monitor Condition	ACC	MAR	NI	NP	DEF
					☑ Recommend Repairs					Ø
V	Concrete	□ Flagstone	Brick	1						
abla	General Dete	erioration	Handrail Loose / Missino		Cracks / Settlement	Trippi	no Haz	ard		

□ Poor Earth / Wood Clearance

Comments:

Steps to deck showed signs of mortar deterioration at time of inspection. Recommend repair as needed by qualified contractor. Some pavers between hot tub deck and shop were loose and shifted underfoot at time of inspection. Recommend further evaluation/repair by qualified contractor.







Walks / Steps: Steps to deck had deteriorated mortar



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PO	ORCHES / STOOPS				☐ Monitor Condition		ACC	MAR	NI	NP	DEF
					☑ Recommend Repairs						Ø
	Enclosed		Open								
V	General Deterioration	П	Settlement	П	Poor Earth / Wood Clearance	П	Handr	ail I oo	ce / N	Niccir	10

Comments: Some cracks in brick were noted in porch areas, and some settlement had occurred at time of inspection. Recommend further evaluation/repair by qualified contractor.



Porches / Stoops: Crack in brick and some settlement of porch near garage



Porches / Stoops: Bricks were loose in column base on main entry



Porches / Stoops: Cracks in brick steps to main entry



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DI	ECKS / BALCONY			☐ Monitor Condition		ACC	MAR	NI	NP	DEF
				Recommend Repairs						V
V	Wood	\checkmark	Weatherproof membran							
	General Deterioration		Defective Posts / Boards	No Footings Evident		Poor l	Earth / '	Wood	l Clea	arance
	Needs Joist Hangers		Not Bolted To House	Railing / Handrail Loose	☐ Rail Opening Unsafe				afe	

Comments:

Most of the deck appeared solid, but deterioration was noted in at the bullnosing on most sides of the deck. Recommend repair/replace as needed by qualified contractor to protect wood components. Railings were solid, but some deterioration was noted at time of inspection. Recommend repair as needed by qualified contractor.



Decks / Balcony: Soffit above front deck had cracks in it



Decks / Balcony: Railings showed signs of deterioration



Decks / Balcony: Deterioration noted in bull nosing

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		John Smi	ith,,,,						
PATIO			_ _	Monitor Condition Recommend Repairs	ACC	MAR	NI	NP	DEF
✓ Concrete General Deterioration	□ Flagstone □ Cracks		Brick Settlement		Slopes	s Towar	d Ho	use	
Comments :									

Patio:

RC	OOFING				☐ Monitor Condition☐ Recommend Repair	s	ACC	MAR	NI	NP	DEF	
Age	e: 32 Year(s)	De	sign Life : 30-50	Year(s)			4	40 % V	isible	:		
V	Visual From Ground		Walked On	V	Ladder at Eaves		Snow	Covere	d			
	Asphalt / Composition		Wood Shake		Wood Shingle	\checkmark	☑ Tile					
	Tar and Gravel		Metal		Rolled Composition		Slate					
	Membrane											
	Suspected Leak(s)		Missing Shingle(s)		Cupping/Curling/Lifting/Brittle		Previo	us Rep	airs N	Voted		
	Excessive Granular Loss		□ Bubbling □ Trim Trees / Branches				Impro	per Inst	allati	on		

Comments: Leaks not always detectable.

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Roofing: Torch Down roofing

FI	ASHING/VALLEY	YS				Monitor Condition Recommend Repair	*\$	ACC	MAR	NI	NP	DEF
	Metal		Composition / Membrane			recommend repuir						
	General Deterioration		Rust		Improper In	stallation		Suspe	cted Le	ak(s)		
	Exposed Nails		Previous Repairs Noted		Filled with I			•		()		
Con	mments :											
Cl	HIMNEY					Monitor Condition		ACC	MAR	NI	NP	DEF
_				_		Recommend Repa		V				
☑	Brick / Masonry		Framed		Metal							
	General Deterioration		Suspected Leak(s)			/ Missing Cap		•	per Hei	_		
	Separated from House		Unlined		Deteriorated	Brick / Mortar		Out of	f Plumb)		
— Gl	UTTERS/DOWN S	POUTS				Monitor Condition		ACC	MAR	NI	NP	DEF
					Ø	Recommend Repai	rs					Ø
	Aluminum		Copper	\checkmark	Steel	□ Vinyl						
	Missing		Rust / Corroded		Leaking	□ Loose						
	Filled with Debris		Misaligned		Missing Ext	ension / Splash Bloc	k					
_	Recommend		s of the house had mos g gutters and verifying t				ne of	inspe	ction.			
		or: James l r Phone:	Dunlap (360) 298-2155		Email:	james@gepropertyii	spect	ions.ne	t			



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Gutters/Down Spouts: Gutters were filled with moss and other debris

E	XTERIOR SURFAC	E				☐ Monitor Condition ☑ Recommend Repairs						
								ACC	MAR	NI	NP	DEF
SII	DING/TRIM											Ø
EX	TERIOR FAUCETS											Ø
EX	TERIOR ELECTRICAL OU	TLETS	☑ NO GFCI									Ø
EX	TERIOR LIGHTING							Ø				
V	Wood		Metal		Vinyl		Stucco					
	Synthetic Stucco		Composite		Veneer		Brick]			
V	General Deterioration		Needs Paint		Missing / Loos	ie 🗆	Cracked					
V	Needs Caulk / Seal		Poor Earth / Siding Cle	arance								

Comments: Paint was deteriorating on siding and trim on most sides of the home at time of inspection. Rot and wood deterioration was noted in many areas; especially to facia beneath gutter corners.

Recommend caulk, painting, and other repairs as needed by qualified contractor. Hose bib on southwest corner was loose in the wall at time of inspection, and not of a freeze-proof type.

Recommend replacing hose bib by qualified plumbing contractor. Exterior outlets were non-GFCI.

Recommend protecting outlets as needed by qualified electrical contractor for safety reasons.

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Exterior Surface: Wood deterioration noted to the left of main entry



Exterior Surface: Paint deterioration



Exterior Surface: Siding deterioration on west side

WINDOWS		☐ Monitor Condition	ACC	MAR	NI	NP	DEF
		☐ Recommend Repairs	\square				
□ Wood	Vinyl	Metal		•		_	
☐ Insulated Panes	Single Pane	Window Wells					
☐ General Deterioration	Needs Caulk / Seal	Defective / Damaged Storm Windows					
□ Needs Paint / Finish	Fogged	Painted Shut					
Comments:							

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EX	KTERIOR	DO	ORS					☐ Monitor Condition	n	ACC	MAR	NI	NP	DEF
								Recommend Repair	airs					
$\overline{\checkmark}$	Wood		Metal	\checkmark	Vinyl	Fib	erglas	ss 🗆						
	General Dete	riorat	ion		Delaminated / Damag	ged		Missing / Damaged Hardware		Doorbel	l Inope	ative		
	Screen / Storm Door Damaged				Evidence of Leak(s)			Repair/Replace Weather-Strip		Needs C	aulk / S	Seal		

Comments: Exterior doors were acceptable over-all, but door to dining room did not have a functioning dead bolt at time of inspection. Recommend further evaluation/repairs by qualified contractor.



Exterior Doors:



Exterior Doors:



Exterior Doors: Door from formal dining room did not dead bolt

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F(OUNDATION				_	Monitor Condition Recommend Repairs	AC		NI	NP	DEF
	Concrete Block	$\overline{\checkmark}$	Concrete		Slab		Post /	Pier			
	Brick		Stone		Wood		Insula	ted Conc	rete F	orms	(ICF)
	General Deterioration		Horizontal Cracks		Step Cracks		Vertic	al Cracks	S		
	Limited Observation		Needs Caulk / Seal		Trim Vegeta	tion \square	Sub-C	rade Ent	ryway		
Co	mments:										
G	ARAGE/CARPORT					☐ Monitor Condit	ion 🗹	Recomn	nend l	Repai	irs
	Attached Detached	I	☐ Carport								
	One Car Two Cars	I	☑ Three or More Cars				AC	C MAR	NI	NP	DEF
FL	OOR/WALLS/CEILING/ELECT	RIC	AL				[Z 🗆			
RO	OOF						[Z 🗆			
SIL	DING/TRIM]				Ø
_	General Deterioration Outlets NOT GFCI Protected		Settlement / Movement Electrical Deficiencies		Obscured / Lin	nited View		Cracke	d		

Comments:

Garage exterior same as main house; siding and other wood components were in need of maintenance and repairs. Outlets in garage were non-GFCI. Recommend protecting outlets as needed by qualified electrical contractor. Window in east wall had fogged panes in it at time of inspection. Recommend replacing panes as needed by qualified contractor.



Garage/Carport: Column on garage corner showed signs of Garage/Carport: deterioration.



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Garage/Carport: Fogged panes in window

SF	HOP					☐ Monitor Condition	☑ R	ecomm	end F	Repai	rs
	Attached 🗹	Detached		Carport							
	One Car	Two Cars	Ø	Three or More Cars			ACC	MAR	NI	NP	DEF
FL	OOR/WALLS/CEILIN	NG/ELECTRIC	CAL				Ø				
RO	OF						Ø				
SIL	DING/TRIM										Ø
	General Deterioration	n 🗆	Set	tlement / Movement	□ Obscured / Lir	nited View		racked			
\checkmark	Outlets NOT GFCI P	Protected	Ele	ectrical Deficiencies							

Comments:

Shop exterior same as main house; siding and other wood components were in need of maintenance and repairs. Outlets in shop were non-GFCI. Recommend protecting outlets as needed by qualified electrical contractor. Hose bib leaked from handle at time of inspection and was not of the freeze-proof type. Recommend replacing hose bib as needed by qualified plumbing contractor. East wood window was showing signs of deterioration at time of inspection. Recommend repair/replace window as needed by qualified contractor.





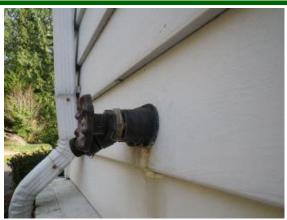


Shop: Damage to siding on west side of shop



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Shop: Hose bib on shop leaked from valve



Shop: Wood window on west side of shop was deteriorated

V	ERHEAD GARAGE	DO	ORS	☐ Monitor Condition	ACC	MAR	NI	NP	DEF
# of	Openers: 4			☐ Recommend Repairs	\square				
V	Wood		Metal	Fiberglass					
	General Deterioration		Loose Track	Repair / Replace Weather-Stripping					
	Missing / Damaged Hardware		Damaged / Inoperative	Repair / Adjust Automatic Reverse					

Comments:

Doors functioned at time of inspection, but recommend checking auto-reverse sensor on middle doors to ensure proper adjustment. Doors were showing signs of paint deterioration. Recommend painitng as needed by qualified contractor.



Overhead Garage Doors: Paint deterioration

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SF	IOP OV	ERHEAD DO)R	S				Monitor Condition	ACC	MAR	NI	NP	DEF
# o	f Openers :	5					\square	Recommend Repairs					Ø
\checkmark	Wood			Metal			Fiberglass	□					
	General I	Deterioration		Loose Track			Repair / Rep	place Weather-Stripping					
	Missing /	Damaged Hardware		Damaged / Inop	perative		Repair / Ad	just Automatic Reverse					
Con	mments :	Middle 2 doors di by qualified contr	acto	r			of inspectio	n. Recommend furth	er eval	uation	/repa	air	
G	ARAGE	PEDESTRIAN	N D	OOR INTO	HOUSE			Monitor Condition Recommend Repairs	ACC	MAR	NI	NP	DEF
V	Solid Co	re		Hollow Core		V	Metal					-	
	General I	Deterioration		Repair / Replac	e Weather-S	Strip	ping / Seal						
	Non-Fire	Rated Assembly				•							
Con	mments :												
M		Inspection		Physical Entry		sual	from Access			1			
A	FTIC / I	ROOF FRAMI	NG	/SHEATHIN	NG			Ionitor Condition Recommend Repairs	ACC	MAR	NI	NP	DEF
	Trusses			Rafters			Plywood / P	anel Boards / OSB					
	Broken R	afters / Trusses		Deflection			Water Stain	s / Suspected Leak(s)	□ De	laminat	ed		
Con	mments :	Leaks not always det Unable to locate			ttic inspec	tior	n performed	d.					
	pection Da			Dunlap (360) 298-2155			Email:	james@gepropertyinspe	ctions.ne	et			



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ATTIC /	ROOF VENTIL		ΓΙΟΝ			□ M	Ionitor Co	ondition	<u> </u>	ACC	MAR	NI	NP	DEF
						□ R	ecommen	d Repai	irs			Ø		
□ Gable			Ridge		Soffit				Static	Vent		Turbi	ine	
□ Powered	l Vent		Attic Fan		Whole	e House l	Fan		No Ve	enting				
☐ Addition	nal Vents Needed		Obstructed Air Flow		Clothe	es Dryer	/ Exhaust	Fans Ve	ented I	nto Atti	c			
Comments:	Unable to locate a	ittic	access. No attic in	spectio	n perfo	ormed.								
ATTIC /	ROOF INSULA	ΤI	ON				onitor Co		rs	ACC	MAR	NI Ø	NP	DEF
□ Loose F	ill		Blanket		Missi	ng			Uneve	n Distri	bution			
ATTIC I	ELECTRICAL	_	access. No attic in		·	□ Mor	nitor Con		S	ACC	MAR	NI 🗹	NP	DEF
Open S ₁	olices / Junction Boxes													
Comments :	Limited visibility due		obstructions. See Electraces. No attic in				ıl Informat	tion.						
Interior Foundation	Foundation on Type	☑	Basement ☑	Crawl S	pace	Ø	Slab On G	Grade						
INTERIO	OR FOUNDATIO	ΟN					Ionitor Co			ACC	MAR	NI	NP	DEF
☐ General	Deterioration		Horizontal Cracks		Step C	Cracks			Vertic	al Cracl	ΚS			
☐ Limited	Observation		Leaning / Bowing		Inadeo	quate Ve	ntilation		Efflore	escence	/ Susp	ected l	Leak	(s)
Comments:														

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Interior Foundation:

U	NDER FLOOR	FF	RAMINO	G & SUPPORT		☐ Monitor	Condition	on E	☑ Rec	ommen	d Re	pairs	.
									ACC	MAR	NI	NP	DEI
BE	AMS		Engineered	Steel	☑ Dir	mensional Lumber			\square				
JO	ISTS		Engineered	Trusses	☑ Dir	mensional Lumber							V
PO	STS		Steel	✓ Dimensional Lumber					Ø				
PII	ERS		Block	☑ Concrete	☐ Dir	mensional Lumber			Ø				
	Leaning/Bowing Excessive Notching			Rusted General Deterioration		Cracked Limited Observation		Split					
 Co			enetration	and wood deteriorat	ion not	ted in both the north	west a	nd sou	thwes	t corn	ers		



Under Floor Framing & Support: Water stains on framing and sheeting in northwest corner



Under Floor Framing & Support: Wood deterioration in framing and sheeting at A/C penetration- southwest corner.

Email: james@gepropertyinspections.net Inspection Date: Inspector: James Dunlap

Inspector Phone: (360) 298-2155 1/11/2018



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		John	Sm	ith, , , ,							
FL	OOR/SLAB				Monitor Condi	ition	ACC	MAR	NI	NP	DEF
					Recommend R	epairs	\square				
V	Concrete	Wood									
	Settlement	Cracks		Differential			Obscure	d / Cov	ered		
Cor	mments:										
CF	RAWL SPACE				Monitor Cond	ition	ACC	MAR	NI	NP	DEF
		% of Crawl Space Visible	90	☑	Recommend R	epairs					V
V	Physical Entry	Visual From Access		No Access			Limited .	Access			
V	Vented	Sealed									
V	Standing Water	Inadequate Ventilation		Suspected V	Vater Intrusion		Tree / Sh	rub Pe	netrat	ion	
	Damaged / Deteriorated Wood	Suspected Plumbing Leak	$\overline{\checkmark}$	Insulation P	Present	☑ Mis	ssing / Imp	roper V	Vapor	Barr	rier

Comments:

Vapor barrier was deteriorated and missing in the northwest corner at time of inspection. Recommend installing vapor barrier as needed by qualified contractor. Standing water was noted in southwest crawl space at time of inspection, possibly from negative grading near A/C. Recommend further evaluation/repairs by qualified contractor. Dryer vented to crawl space and duct was damaged. Recommend further evaluation/repairs by qualified contractor. Insulation had fallen down underneath south side sun room. Recommend remove/replace insulation as needed by qualified contractor.



Crawl Space: Vapor barrier missing in northwest crawl space



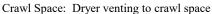
Crawl Space: Standing water in southwest corner



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Crawl Space: Insulation falling down underneath south

EI	LECTRICAL								✓	Monitor (Cond	lition	☑ Re	comme	nd R	epair	's
SEI	RVICE SIZE (Main Panel)																
	110 Volt (Nominal)	$\overline{\checkmark}$	110 / 220 Vol	t (N	omin	al)	1	20 / 240 V	olt	(Nominal)		60 Am	p		100	Amı)
	125 Amp		150 Amp	,			_	00 Amp		,	\checkmark	Undete	ermined	1			
	•		•					· 🗆				_					
SE	RVICE SIZE (Sub Panel)																
	40 Amp		60 Amp			100 A	Amp]	Undetermi	ned						
	125 Amp		150 Amp			200 A	Amp]			_					
													ACC	MAR	NI	NP	DEF
SEF	RVICE		Overhead		Under	ground							\square				
EN	ΓRANCE CABLE	\checkmark	Aluminum		Сорре	ər							Ø				
PAN	NEL		Breaker(s)		Fuse(s)		☐ Combinati	on					Ø			
SUE	B-PANEL		Breaker(s)		Fuse(s)		☐ Combinati	on					Ø			
BRA	ANCH CIRCUITS		Solid Aluminum		Сорре	er							Ø				
BO	NDING/GROUNDING												Ø				
GF	CI(IN PANEL)*															V	
AR	C FAULT															V	
SM	OKE DETECTORS*																Ø
	Overfused		Double Tapping	5			Ru	st / Corrosi	on	l			Insuf	ficient.	Acces	SS	
\Box I	Looses Connections		No Main Disco	nne	ct		Fu	se / Breaker	rs]	Incorrectly S	Sized		Over	heating	/ Scc	rchin	ıg
□ I	Improper Splices		Open Knockou	ts			Wa	ater Meter N	No	t Jumpered			Impro	oper Gr	ound		
Cor	nments: *Smoke Detectors /	GFC	I's checked with	tes	t butte	on only	y. N	Monthly Tes	st F	Recommend	ed.						
	Electrical panels recommend furth design. Smoke d Recommend rep	er e	evaluation by ctors were ou	qua tda	alified ted a	d elec and di	ctric	al contract ot have a	cto b	or as this s	syste	em is c	of a ci	ıstom		t	
Insp	pection Date: Inspector: Ja	mes	Dunlap					Email:	jaı	mes@gepro	perty	inspecti	ons.ne	t			

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Electrical: Electrical:

PLUMBING Monitor Condition	Reco	ommend	l Repair	s
Water Service : □ Water Public □ Water Private □ Water Off Sewage Service : □ Sewage Public □ Sewage Private □ Fuel Off				
	ACC	MAR	NI NP	DEF
SUPPLY	Ø			
DRAINS ☑ PVC ☐ Cast Iron ☐ Copper ☑ ABS				
EJECTOR PUMP				
VENTS □ PVC □ Cast Iron □ Copper □ ABS ☑ Metal	Ø			
☐ General Deterioration ☐ Improper Connections ☐ Low Flow ☐ Water Con ☐ Missing / Improper Cleanouts ☐ Suspected Leak(s) ☐ Improper Venting ☐ Water Har			art of In	sp.
WATER HEATER 1	ACC	MAR	NI NF	DEF
•	ze:	50	 Gallons	
Age: 11 Year(s) Design Life: 10-15 Year(s) Serial No:			ounons	
Gas	l Desig	gn Life	ostructs V	iew iew
Comments: Water heater functioned at time of inspection, but recommend budgeting for repla the end of its life expectancy.	icing ι	unit as	it is at	
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Water Heater 1:

WATE	R H	EATE	R 2							_		or Condi		-	.CC	MAR	-	NP	DEF
Brand: Age:		ford Whit Yea	-			De	Model : sign Life :		5	Year(s)		mend Re		Size		50	Galle		<u> </u>
☐ Gas ☐ Leaks ☐ Gas L ☐ Missi	Leak	Electric		Oil re Re	•	Flue C	onnection		Impro At or	☐ Tan oper Eleva Near Des nically Str	sign L	ife 🗆	□ Be		Desig	anket O gn Life	bstruc	ets V	iew
Comments	'	Water he					f inspect	ion, b	out rec	ommen	d bud	dgeting	g for re	eplaci	ng (unit as	it is	at	

Water Heater 2:

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LAUNDRY FACILITIES			Monitor Condition	☑ Rec	ommer	ıd Re	pairs	}
				ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS	Gas (Dryer)	☐ Electric (Dryer)		Ø				
DRYER VENTS				Ø				
LAUNDRY TUB								Ø
DRAIN							Ø	

Comments: Cabinet of laundry tub had a loose door and deterioration underneath plumbing. Recommend repair/replace as needed by qualified contractor.



Laundry Facilities: Cabinet door above sink was loose



Laundry Facilities: Deterioration from past plumbing leaks

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				John Sm	nith, , , ,							
HE	ATING					☐ Monitor Condition	1 [Rec	ommei	ıd Re	pairs	
Bran	d: Carrier		Model:			BTUs:						
Ag	ge: 11	Year(s) Desi	ign Life: 15-20	Year(s)	Serial N	lo:		ACC	MAR	NI	NP D	EF
OPEI	RATION							V				_
ABO	VE GROUND S	STORAGE TANKS	<u> </u>							Ø		_
HUM	IDIFIER											
	Forced Air		Heat Pump		Boiler / Hot	Water		Stea	m			
	Baseboard / Rad	liant 🗆	Gravity									
	Gas		Electric		Oil			Prop	ane			
	Air Source		water bource									
	Rusted Heat Exc	_		_	Too Warm t			Shut	Down	For S	eason	
	Corroded / Leak	_			Beyond Des	ign Life						
	mproper Temp		1100001101111111111111	_	•							
	Aissing / Impro	per Pressure Relief	f Valve Leaks		Undergroun	d Storage Tank Not Par	t of l	Inspec	tion			
	Heati	ng:			Heating:				The second second			
DR	AFT CON	ΓROL/VENT				Monitor Condition Recommend Repairs		ACC ☑	MAR	NI	NP DI	
\square N	Ietal Pipe		PVC									
\square N	egative Slope		Improper Size		Inadequate F	lue Clearance						
	bstruction		Loose Connection		-	Marginal Combustion A	Air					
	eaks		Improper Connect	tion \square	Excessive Co	orrosion / Perforation						
Com	ments:											
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HI	EATING DISTRIBUT	ION	I				☐ Monitor Condition	on [Rec	ommer	ıd Re	pairs	3
									ACC	MAR	NI	NP	DEF
DIS	STRIBUTION								☑				
BL	OWER								☑				
CO	NTROLS/THERMOSTAT (CALII	BRATIONS/T	IMED	FUNCTIO	ΟN	S NOT CHECKED.)		Ø				
CIF	RCULATOR PUMP											V	
	Ductwork		Radiators				Baseboard]				
	Rusted		Dirty Filter		[Crushed / Disconnected Ducts		l No	isy Blov	wer		
	Air Leaks Noted at Plenum / I	Ouct Jo	oints				Circulator Pump Leaking / Noisy	/ Inop	erable				
_						_							
C	OOLING						☐ Monitor Condition		ACC	MAR	NI	NP	DEF
_							☐ Recommend Repair	S			Ø		
	rand: Carrier		Model:				Size:						
	Age:	Desi	gn Life :				Serial No:						
					OPEI	RA	TION						
	Electric		Gas		[
	Central Air		Wall Unit		Heat Pur	mp	☐ Evaporative Cooler]				
	Noisy Fan / Compressor		Outside Uni	t Not 1	Level [Outside Temp Too Cold to Test] Dir	ty/Dam	aged	Cond	lenser
	No Pad Under Unit		No Outside	Disco	nnect [Remove Obstructions / Vegetation	ı 🗆	Rus	st / Cor	rosio	1	
	At or Near Design Life		Beyond Des	ign Li	fe [Missing/Improper Condensate Lin	ne					
	Window Units Not Inspected		Damaged Su	iction	Line [Suspected Leak(s) / Clogged Con	dens	ate				
	Temperature Differential Not	Withi	n Industry Sta	ndards	s [Needs Normal Maintenance / Clea	aning					
Coı	mments: Did not use cool	ina fı	unction as it	was	below 6	5 (degrees.						

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Cooling:

KITCHEN			☐ Monitor Condition ☐	Rec	ommen	d Re	pairs	\$
				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		Ø				
WALL(S)	☐ Typical Crack(s)	☐ Stain(s)		\square				
WINDOWS/TRIM	☐ Evidence of Leal	x(s) \square Inoperative	☐ Fogged	Ø				
WINDOW SCREENS	☐ Missing	☐ Damaged		\square				
FLOOR/FINISH				Ø				
INTERIOR DOORS/HARDWARE				Ø				
ELECTRICAL (RANDOM SAMPLING OF OUT	LETS, SWITCHES,	FIXTURES.)		Ø				
GFCI PROTECTION (CHECKED WITH TEST	BUTTON ONLY. M	IONTHLY TEST	Γ RECOMMENDED.)	Ø				
HEAT/AIR DISTRIBUTION				Ø				
COUNTERTOPS/CABINETS				Ø				
SINK/FAUCET				Ø				
EXHAUST FAN				Ø				
STOVE TOP/OVEN	☐ Gas	☐ Electric		Ø				
STOVE ANTI-TIP BRACKET							Ø	
WATER PRESSURE/FLOW/DRAINAGE				Ø				
DISHWASHER/CROSS FLOW PROTECTION	☐ Leaking Seal	☐ Clogged Dra	ain	Ø				
REFRIGERATOR				Ø				
MICROWAVE				Ø				
GARBAGE DISPOSAL	☐ Seized	☐ Noisy	☐ Improper Elec. Connection	Ø				

Comments:

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Kitchen:

FAMILY ROOM			☐ Monitor Condition	☑ Re	comme	end R	epai	rs
				ACC	MAR	NI	NP	DEF
CEILINGS	Typical Crack(s)	Stain(s)						Ø
WALL(S)	☐ Typical Crack(s)	Stain(s)						Ø
WINDOWS/TRIM	Evidence of Leak(s)	☐ Inoperative	Fogged	V				
WINDOW SCREENS	Missing	☐ Damaged		Ø				
FLOOR/FINISH				\square				
INTERIOR DOORS/HARDWARE				Ø				
CLOSET/STORAGE				\square				
ELECTRICAL (RANDOM SAMPI	ING OF OUTLETS, SWITC	HES, FIXTURES.)		Ø				
HEAT/AIR DISTRIBUTION				\square				
BUILT IN SHELVING				Ø				
WET BAR	☐ No GFCI Protection						Ø	
MISCELLANEOUS							Ø	

Comments: Ceiling/wall in northwest corner of family room showed signs of possible water penetration.

Recommend further evaluation/repairs by qualified contractor.

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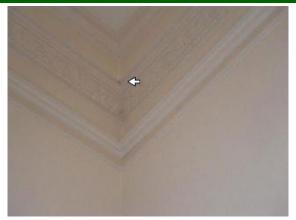


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Family Room: Possible water stain in northwest corner

REC ROOM			☐ Monitor Condition	☑ Re	comme	end R	Repair	rs
				ACC	MAR	NI	NP	DEF
CEILINGS	Typical Crack(s)	☐ Stain(s)		Ø				
WALL(S)	Typical Crack(s)	Stain(s)		V				
WINDOWS/TRIM	Evidence of Leak(s)	☐ Inoperative	Fogged	V				
WINDOW SCREENS	Missing	☐ Damaged		V				
FLOOR/FINISH				V				
INTERIOR DOORS/HARDWARE				V				
CLOSET/STORAGE				V				
ELECTRICAL (RANDOM SAMP	LING OF OUTLETS, SWITC	CHES, FIXTURES.)						Ø
HEAT/AIR DISTRIBUTION				V				
BUILT IN SHELVING				V				
WET BAR	☐ No GFCI Protection			V				
MISCELLANEOUS				V				

Comments: Outlet near sink were not GFCI protected. Recommend protecting outlets as needed by qualified electrical contractor.

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Rec room:

FIREPLACE/STOVES	REPLACE/STOVES			☐ Monitor Condition	ACC	MAR	NI	NP	DEF
				☐ Recommend Repairs	☑				
☑ Wood Burning		Gas Log		Gas Starter Electric	□ P	ellet St	ove		
☐ Fireplace Insert		Masonry Firebox		Metal Firebox)				
☐ Damper Bent / Inoperable		Poor Drafting		Damaged Mortar / Firebrick					
☐ Damaged / Defective Doors		Missing Damper Stopper		Recommend Cleaning					
Comments: Recommend annual cle	aning	g - Fireplace design and soot	/ cre	eosote buildup, in most cases, prevents v	view of	chimne	y line	er / cr	acks.
□ Damper Bent / Inoperable □ Damaged / Defective Doors		Poor Drafting Missing Damper Stopper		Damaged Mortar / Firebrick Recommend Cleaning		chimne	y line	er / cr	acks

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BATHROOM (MASTER)			☐ Monitor Condition	☑ Re	ecomm	end F	Repai	rs
				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		Ø				
WALL(S)	☐ Typical Crack(s)	Stain(s)		\square				
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	V				
WINDOW SCREENS	Missing	□ Damaged		\square				
FLOOR/FINISH				Ø				
INTERIOR DOORS/HARDWARE				\square				
ELECTRICAL (RANDOM SAMPLING	G OF OUTLETS, SWITC	HES, FIXTURES.)		Ø				
GFCI PROTECTION (CHECKED WIT	TH TEST BUTTON ONL	Y. MONTHLY TES	T RECOMMENDED.)					Ø
HEAT/AIR DISTRIBUTION				Ø				
COUNTERTOPS/CABINETS								Ø
SINK/FAUCET	Leaking	☐ Cracked / Damag	ed	Ø				
TOILET	Loose at Base	Runs Continuous	у	\square				
TUB/SHOWER								Ø
JETTED TUB	☐ No Service Access	☐ No GFCI						Ø
TILE WORK/ENCLOSURE				Ø				
EXHAUST FAN				Ø				
WATER PRESSURE/FLOW/DRAINAG	GE			Ø				

Comments:

GFCI outlet did not trip when tested, and other outlets in bathroom were not protected. Recommend protecting outlets as needed by qualified electrical contractor. Cabinet door on the side of jetted tub was loose at time of inspection. Recommend repair as needed by qualified contractor. Deterioration in caulk was noted around back splashes, tub, and in shower. Recommend sealing as needed by qualified contractor. Jetted tub did not turn on with switch at time of inspection. Recommend further evaluation/repair by qualified contractor.







Bathroom (master): Cabinet door on side of tub loose

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Bathroom (master): Jetted tub did not turn on

BATHROOM 1			☐ Monitor Condition	ı 🗹 R	ecomme	end F	Repai	rs
				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		Ø				
WALL(S)	☐ Typical Crack(s)	☐ Stain(s)		Ø				
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	Ø				
WINDOW SCREENS	☐ Missing	☐ Damaged		Ø				
FLOOR/FINISH				Ø				
INTERIOR DOORS/HARDWARE				\square				
ELECTRICAL (RANDOM SAMPLI	ING OF OUTLETS, SWITC	HES, FIXTURES.)		\square				
GFCI PROTECTION (CHECKED V	WITH TEST BUTTON ONL	Y. MONTHLY TES	ST RECOMMENDED.)					Ø
HEAT/AIR DISTRIBUTION				\square				
COUNTERTOPS/CABINETS				\square				
SINK/FAUCET	☐ Leaking	☐ Cracked / Damaç	ged	\square				
TOILET	☐ Loose at Base	Runs Continuous	sly	\square				
TUB/SHOWER								Ø
JETTED TUB	☐ No Service Access	☐ No GFCI					Ø	
TILE WORK/ENCLOSURE	·			\square				
EXHAUST FAN				Ø				
WATER PRESSURE/FLOW/DRAIN	NAGE			Ø				

Comments:

Caulk deterioration noted in shower. Recommend sealing as needed by qualified contractor. Outlets were non-GFCI. Recommend protecting outlets as needed by qualified electrical contractor.

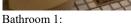
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Bathroom 1: Caulk deterioration in shower

BATHROOM 2					Ionitor Condition	☑ Re	ecomme	end R	Repair	rs
						ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)		Stain(s)			Ø				
WALL(S)	☐ Typical Crack(s)		Stain(s)			V				
WINDOWS/TRIM	☐ Evidence of Leak(s)		Inoperative		Fogged	V				
WINDOW SCREENS	Missing		Damaged			V				
FLOOR/FINISH						V				
INTERIOR DOORS/HARDWARE						Ø				
ELECTRICAL (RANDOM SAMPLI	NG OF OUTLETS, SWITC	HES, F	IXTURES.)			\square				
GFCI PROTECTION (CHECKED W	VITH TEST BUTTON ONL	Y. MO	NTHLY TEST	RECO	OMMENDED.)					Ø
HEAT/AIR DISTRIBUTION						\square				
COUNTERTOPS/CABINETS						$\overline{\mathbf{V}}$				
SINK/FAUCET	Leaking		Cracked / Damageo	t		V				
TOILET	☐ Loose at Base		Runs Continuously			V				
TUB/SHOWER						V				
JETTED TUB	☐ No Service Access		No GFCI						V	
TILE WORK/ENCLOSURE									V	
EXHAUST FAN						V				
WATER PRESSURE/FLOW/DRAIN	AGE					V				

Comments: Outlets were non-GFCI. Recommend protecting outlets as needed by qualified electrical

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Bathroom 2:

BATHROOM 3				□ M	onitor Condition	☑ Re	comme	end R	Repair	rs
						ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)		Stain(s)			Ø				
WALL(S)	☐ Typical Crack(s)		Stain(s)			Ø				
WINDOWS/TRIM	☐ Evidence of Leak(s)		Inoperative		Fogged	Ø				
WINDOW SCREENS	Missing		Damaged			V				
FLOOR/FINISH						V				
INTERIOR DOORS/HARDWARE						V				
ELECTRICAL (RANDOM SAMPL	ING OF OUTLETS, SWITC	HES, F	FIXTURES.)			V				
GFCI PROTECTION (CHECKED V	WITH TEST BUTTON ONL	Y. MC	ONTHLY TEST	Γ RECO	MMENDED.)					Ø
HEAT/AIR DISTRIBUTION						V				
COUNTERTOPS/CABINETS						V				
SINK/FAUCET	Leaking		Cracked / Damage	ed		V				
TOILET	☐ Loose at Base		Runs Continuously	/						Ø
TUB/SHOWER									Ø	
JETTED TUB	☐ No Service Access		No GFCI						Ø	
TILE WORK/ENCLOSURE									Ø	
EXHAUST FAN						V				
WATER PRESSURE/FLOW/DRAIN	NAGE					Ø				

Comments: Toilet handle stuck in the flushed position when operated. Recommend further

evaluation/repair by qualified contractor. Outlets were non-GFCI. Recommend protecting

outlets as needed by qualified electrical

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Bathroom 3: Bathroom 3: Handle sticks

☐ Monitor Condition ☐ Recommend Repairs **BEDROOM 1** ACC MAR NI NP DEF ☐ Typical Crack(s) ☐ Stain(s) \square **CEILINGS** ☐ Typical Crack(s) ☐ Stain(s) $\overline{\mathbf{V}}$ WALLS $\overline{\mathbf{Q}}$ ■ Evidence of Leak(s) ☐ Inoperative ☐ Fogged WINDOWS/TRIM ☐ Missing □ Damaged \checkmark WINDOW SCREENS \checkmark FLOOR/FINISH \checkmark INTERIOR DOORS/HARDWARE $\overline{\mathbf{Q}}$ CLOSET \checkmark ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.) \checkmark HEAT/AIR DISTRIBUTION

Outlet had no power at time of inspection. Recommend further evaluation/repair by qualified electrical contractor.

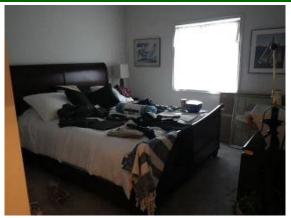
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Inspector Phone: (360) 298-2155 1/11/2018



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Bedroom 1:

Bedroom 1: No power to outlet

BEDROOM 2	☐ Monitor Condition	epair	·s					
				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	Stain(s)		Ø				
WALLS	☐ Typical Crack(s)	Stain(s)		Ø				
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	Ø				
WINDOW SCREENS	Missing	☐ Damaged		Ø				
FLOOR/FINISH				Ø				
INTERIOR DOORS/HARDWARE				Ø				
CLOSET								Ø
ELECTRICAL (RANDOM SAMPLI	NG OF OUTLETS, SWITC	CHES, FIXTURES.)		Ø				
HEAT/AIR DISTRIBUTION				V				

Comments: Closet door bottom hinge was loose at time of inspection. Recommend repair/replace as needed by qualified contractor.

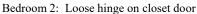
Inspection Date : Inspector: James Dunlap Email: james@gepropertyinspections.net



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John Smith, , , ,







Bedroom 2:

UTILITY ROOMS	☐ Monitor Condition	n ☑ Recommend Repairs						
				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		V				
WALLS	☐ Typical Crack(s)	☐ Stain(s)		\square				
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	\square				
WINDOW SCREENS	Missing	☐ Damaged		\square				
FLOOR/FINISH								Ø
INTERIOR DOORS/HARDWARE				\square				
CLOSET				\square				
ELECTRICAL (RANDOM SAMPLE	ING OF OUTLETS, SWITC	CHES, FIXTURES.)		\square				
HEAT/AIR DISTRIBUTION				\square				

Comments: Standing water was noted on the floor of the utility room near the boiler, but no active leak was detected. Recommend further evaluation/repair by qualified contractor.

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Utility Rooms: Standing water near wood boiler

STAIRS / RAILINGS			☐ Monitor Condition	ACC	MAR	NI	NP	DEF
			☐ Recommend Repairs	\square				
☐ Missing Hand Rail	Rail Opening Unsafe		Railing / Handrail Loose					
☐ Tripping Hazard	Loose / Damaged Tread Ris	ser						
Comments:								

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

GRADING / DRAINAGE

Defective

Grading near A/C unit was sloped toward the house. Recommend further evaluation/repair by qualified contractor to ensure that water drains away from the foundation.

DRIVEWAY Defective

Driveway was in acceptable condition, but live wires were present in the driveway island. Recommend immediate repair by qualified electrical contractor for safety reasons.

WALKS / STEPS

Defective

Steps to deck showed signs of mortar deterioration at time of inspection. Recommend repair as needed by qualified contractor. Some pavers between hot tub deck and shop were loose and shifted underfoot at time of inspection. Recommend further evaluation/repair by qualified contractor.

PORCHES / STOOPS

Defective

Some cracks in brick were noted in porch areas, and some settlement had occurred at time of inspection. Recommend further evaluation/repair by qualified contractor.

DECKS / BALCONY Defective

Most of the deck appeared solid, but deterioration was noted in at the bullnosing on most sides of the deck. Recommend repair/replace as needed by qualified contractor to protect wood components. Railings were solid, but some deterioration was noted at time of inspection. Recommend repair as needed by qualified contractor.

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GUTTERS/DOWN SPOUTS

Defective

Gutters on most sides of the house had moss and other debris in them at time of inspection. Recommend cleaning gutters and verifying that gutters drain properly.

EXTERIOR SURFACE

Siding/Trim

Defective

Exterior Faucets

Defective

Exterior Electrical Outlets

Defective

Paint was deteriorating on siding and trim on most sides of the home at time of inspection. Rot and wood deterioration was noted in many areas; especially to facia beneath gutter corners. Recommend caulk, painting, and other repairs as needed by qualified contractor. Hose bib on southwest corner was loose in the wall at time of inspection, and not of a freeze-proof type. Recommend replacing hose bib by qualified plumbing contractor. Exterior outlets were non-GFCI. Recommend protecting outlets as needed by qualified electrical contractor for safety reasons.

EXTERIOR DOORS

Exterior doors were acceptable over-all, but door to dining room did not have a functioning dead bolt at time of inspection. Recommend further evaluation/repairs by qualified contractor.

GARAGE/CARPORT

Siding/Trim

Defective

Defective

Garage exterior same as main house; siding and other wood components were in need of maintenance and repairs. Outlets in garage were non-GFCI. Recommend protecting outlets as needed by qualified electrical contractor. Window in east wall had fogged panes in it at time of inspection. Recommend replacing panes as needed by qualified contractor.



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SHOP

Siding/Trim

Shop exterior same as main house; siding and other wood components were in need of maintenance and repairs. Outlets in shop were non-GFCI. Recommend protecting outlets as needed by qualified electrical contractor. Hose bib leaked from handle at time of inspection and was not of the freeze-proof type. Recommend replacing hose bib as needed by qualified plumbing contractor. East wood window was showing signs of deterioration at time of inspection. Recommend repair/replace window as needed by qualified contractor.

SHOP OVERHEAD DOORS

Defective

Defective

Middle 2 doors did not open with switch at time of inspection. Recommend further evaluation/repair by qualified contractor.

UNDER FLOOR FRAMING & SUPPORT

Defective

Moisture penetration and wood deterioration noted in both the northwest and southwest corners. Recommend further evaluation/repairs by qualified contractor.

CRAWL SPACE Defective

Vapor barrier was deteriorated and missing in the northwest corner at time of inspection. Recommend installing vapor barrier as needed by qualified contractor. Standing water was noted in southwest crawl space at time of inspection, possibly from negative grading near A/C. Recommend further evaluation/repairs by qualified contractor. Dryer vented to crawl space and duct was damaged. Recommend further evaluation/repairs by qualified contractor. Insulation had fallen down underneath south side sun room. Recommend remove/replace insulation as needed by qualified contractor.

ELECTRICAL

Joists

Panel Marginal

Sub-Panel Marginal
Smoke Detectors*

Defective Detectors*

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Electrical panels and load center appeared to be in acceptable condition at time of inspection, but recommend further evaluation by qualified electrical contractor as this system is of a custom design. Smoke detectors were outdated and did not have a battery back-up at time of inspection. Recommend replacing smoke detectors for safety reasons.

LAUNDRY FACILITIES

Laundry Tub Defective

Cabinet of laundry tub had a loose door and deterioration underneath plumbing. Recommend repair/replace as needed by qualified contractor.

FAMILY ROOM

Ceilings

Wall(s)

Defective

Defective

Ceiling/wall in northwest corner of family room showed signs of possible water penetration. Recommend further evaluation/repairs by qualified contractor.

REC ROOM

Electrical (Random sampling of outlets, switches, fixtures.)

Defective

Outlet near sink were not GFCI protected. Recommend protecting outlets as needed by qualified electrical contractor.

BATHROOM (MASTER)

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

Defective

Countertops/Cabinets

Defective

Tub/Shower

Defective

Jetted Tub

Defective

GFCI outlet did not trip when tested, and other outlets in bathroom were not protected. Recommend protecting outlets as needed by qualified electrical contractor. Cabinet door on the side of jetted tub was loose at time of inspection. Recommend repair as needed by qualified contractor. Deterioration in caulk was noted around back splashes, tub, and in shower. Recommend sealing as needed by qualified contractor. Jetted tub did not turn on with switch at time of inspection. Recommend further evaluation/repair by qualified contractor.

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BATHROOM 1

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

Defective

Tub/Shower

Defective

Caulk deterioration noted in shower. Recommend sealing as needed by qualified contractor. Outlets were non-GFCI. Recommend protecting outlets as needed by qualified electrical contractor.

BATHROOM 2

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

Defective

Outlets were non-GFCI. Recommend protecting outlets as needed by qualified electrical

BATHROOM 3

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

Defective

Toilet

Defective

Toilet handle stuck in the flushed position when operated. Recommend further evaluation/repair by qualified contractor. Outlets were non-GFCI. Recommend protecting outlets as needed by qualified electrical

BEDROOM 1

Electrical (Random sampling of outlets, switches, fixtures.)

Defective

Outlet had no power at time of inspection. Recommend further evaluation/repair by qualified electrical contractor.

BEDROOM 2

Closet

Defective

Closet door bottom hinge was loose at time of inspection. Recommend repair/replace as needed by qualified contractor.

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UTILITY ROOMS

Floor/Finish Defective

Standing water was noted on the floor of the utility room near the boiler, but no active leak was detected. Recommend further evaluation/repair by qualified contractor.

MAR	(MARGINAL)	The item/system was marginally acceptable. (It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)
DEF	(DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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