

123 SYCAMORE STREET  
BREMERTON, WA. 98310



Beacon Home Inspections  
**INSPECTION REPORT**

Timothy Nicholas License #2526

Beacon Home Inspections PLLC

Hansville WA. 98340

214-973-0448 BeaconPNW@gmail.com

## Inspection Details

Client Name: Johnny Samples

Client Phone: 306-123-4567

Client E-Mail: jsamples@gmail.com

Agent: Sarah Agent

Agent Phone: 324-999-0055

Agent E-Mail: sagent@yahoo.com

Address: 123 SYCAMORE STREET, BREMERTON WA 98310

Inspection Fee: \$325.00

Date: 1/1/2022

Time of Inspection: 9:00 a.m.

Weather: Sunny, 50 degrees

Year Built: 1980

Square Footage: 1,148 s.f.

House Faces: Northwest

Present at Inspection: Buyer, Buyer's Agent

Occupancy Status: Vacant

Other:

## Report Details

The results of the inspection are broken into three categories: Black text in the report represents section headings or general descriptions. Blue text designates minor, everyday deficiencies. Red text represents more serious items such as expensive repairs or safety concerns. There is also a summary of the items in red text towards the end of the report.

Inspector: Timothy Nicholas

License: License #2526

Address: P.O. Box 546, Hansville, WA 98340

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# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways, vegetation that touches the house, grading, surface drainage, and retaining walls that are likely to adversely affect the property being inspected. This section may include decks, patio, carports, pools and related safety equipment (if contracted to do so).

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps, concealed or underground drainage pipes; spas, hot tubs or saunas; trees, landscaping, properties of soil, erosion and erosion control; ponds, water features, sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are presented as a courtesy only.

## 1. Driveway and Walkway

Details:

- Asphalt driveway observed.
- Concrete walkway observed.
- Driveway and walkway appear to function as intended.

## 2. Fencing

Details:

- Fence Location: Backyard, left and right sides
- Fence Material: Wood posts with wood slats

Observations:

- Observed leaning post at fence on right side of house.

## 3. Retaining Walls

Details:

- Retaining Wall Location: Backyard
- Retaining Wall Location: Left side of house
- Retaining Wall Material: Cement blocks (rear)
- Retaining Wall Material: Wood (rear and left side)
- Cement block retaining wall at rear of house appears to function as intended.

Observations:

- Wood retaining wall at rear of house leans toward house. Wall appears to function as intended.
- Observed deteriorating posts at wood retaining wall on left side of house.



Rotted post at left retaining wall

## Detached Structures

### 1. Shed

Details:

- Shed Location: Rear of house
- Shed Material: Wood frame, plywood siding

Observations:

- Observed wood to ground contact at exterior walls. Wood in contact with the ground tends to absorb moisture and deteriorate prematurely.



Wood to ground contact at shed siding

## Home Exterior

This section describes the exterior wall coverings, trim and external features. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, windows, electrical components, steps, porches, eaves, soffits and fascias accessible from ground level.

### 1. Exterior Walls

Details:

- Wall Cladding Material: Fiber Cement Clapboard Siding
- Trim Material: Wood
- Apparent Wall Structure: Wood Frame
- Exterior cladding appears to function as intended.

### 2. External Plumbing

Details:

- Location of Water Meter: Front yard, left property line
- Water meter well was full of water, meter not visible.
- Type of Water Supply: Public water system
- Type of Waste Disposal: Public sewer system.

### 3. Switches & Outlets

Observations:

- **GFCI** protection missing at outdoor outlet at front of house.



# Exterior Home Features

## 1. Decks

### Details:

- Deck Location: Front of house
- Deck Location: Rear of house
- Deck Material: Wood frame, wood decking

### Observations:

- Wood to ground contact observed at both decks. Wood in contact with the ground tends to absorb moisture and deteriorate prematurely. Recommend clearing away soil from sides of steps.



Wood to ground contact at front deck



Wood to ground contact at rear deck

## Roof

**Advisory:** As with all areas of the house, it is recommended the roof be carefully examined prior to closing the sale. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. If a roof appears questionable, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability.

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only.

## 1. Roof

### Details:

- Roofs Viewed From: Rooftops
- House Roof Condition: Aged
- Shed Roof Condition: Average

### Materials:

- Type of Roof Covering: Composition (Architectural shingles) over house and shed

### Observations:

- Observed organic debris collecting on roof of shed. Recommend cleaning roof to ensure longevity.

- I recommend further evaluation by roofing contractor.
- Observed moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss with a moss killer.
- Several areas of granular loss observed.



Moss growth on roof



Moss growth on roof



Granular loss on shingles



Granular loss on shingles



## 2. Gutters

### Observations:

- Observed gutters clogged with organic debris. Recommend cleaning gutters for efficient drainage.



Observed gutters full of organic debris

## Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### 1. Attic

#### Details:

- Attic viewed from: Attic with full access.
- Attic structure appears to function as intended.

### 2. Ventilation

- Type of ventilation observed: Soffit vents
- Type of ventilation observed: Gable vents
- Type of ventilation observed: Exhaust ports
- Attic ventilation appears to function as intended.

### 3. Insulation

#### Materials:

- Insulation Type Main House: Blown in , Fiberglass batts

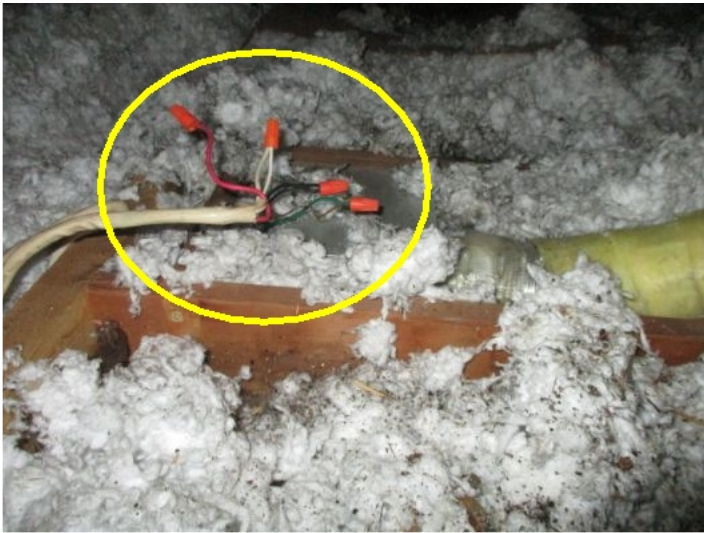
#### Insulation Depth:

- Approximate Average Depth of Horizontal Insulation: 4" - 10"
- Approximate Average Thickness of Vertical Insulation: 4" - 5"

### 4. Wiring & Elec.

#### Observations:

- I recommend further evaluation by licensed electrician. Observed two open electrical splices for bathroom vent fans. Observed one improperly terminated live wire. Electrical splices and live wires should be capped with wire nuts and terminate in a junction box. Exposed splices in attic spaces are considered fire hazards.



Open electrical splice in attic



Open live wire in attic

## Crawl Space

### 1. Crawl Space

#### Details:

- Type of crawlspace: Pier and Beam
- Type of foundation wall: Poured concrete
- Crawl space inspected from: Under home
- Crawl space viewed with: Full visibility
- Piers and beams appear to function as intended
- Outer foundation walls appear to function as intended.

#### Observations:

- Observed evidence of vermin in crawl space.

### 2. Vapor Barrier

#### Observations:

- Crawl space is missing vapor barrier in some areas. Vapor barrier was bunched up or pushed back in several areas. Recommend re-spreading vapor barrier to ensure complete coverage.



Exposed soil in crawl space



## Electrical Panel/Service Entrance

This report describes the amperage of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

### 1. Electrical Panel & Related Components

Details:

- Service entrance location: Overhead
- Service entrance wire material: Aluminum
- Branch Circuit wire material: Copper and Aluminum (range)
- Branch Circuit wiring method: 3 wire
- Overcurrent protection device type: Breakers
- Grounding electrode conductor: Ground rod.
- Electrical panel appears to function as intended.

Panel Location(s):

- Laundry Room

### 2. Main Breaker

Details:

- Panel Capacity: 200 amp

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Heater Details

Details

- Type of System: Forced air (1x)
- Energy Source: Electric
- Heating distribution system: Ducts

Heater Location(s):

- The heater is located in the laundry room.

Observations:

- I recommend routine service by a HVAC technician. Unit was dusty inside.

### 2. Filters

Observations:

- Dirty filter observed. Recommend replacing.

# Water Heater

## 1. Water Heaters

### Details:

- Water temperature was measured at 112°. The generally accepted safe water temperature is 120° Fahrenheit.
- Energy Source: Electric
- Number of units: 1

### Location:

- The water heater is located in the laundry room.

## 2. Capacity

- Capacity: 50 Gallons

## 3. Safety Pan

### Observations:

- Safety pan and drain line not installed.

## 4. TPR Valve

### Observations:

- Improper relief line observed. Relief line is made of flexible copper piping. A smooth copper pipe or CPVC drain line is required.



## 5. TPR Valve Annotations

Note: Due to the age of the **TPR valve** it was not forced open/not tested at time of inspection. Forcing valve open can cause valve to leak after testing because of sediment and corrosion build up in tank.

# Internal Plumbing

## 1. Internal Plumbing

Details:

- Water pressure was observed to be at 56 PSI. Normal water pressure is between 40 and 80 PSI.
- Location of homeowner's main water supply shutoff valve: Laundry
- Type of Supply Lines: Copper
- Type of Waste Lines: PVC
- Type of Waste Lines: ABS

# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Fireplaces

Details:

- Fireplace Type: Masonry
- Fuel Supply: Wood/Logs
- Fireplace appears to function as intended.

Location(s):

- Living Room

## 2. Switches & Outlets

Observations:

- Not able to determine the function of all light switches. Mystery switches located in living room, bathrooms.

## 3. Wiring & Elec.

Observations:

- Missing smoke alarms in each bedroom.

# Entryway

## 1. Closets

Observations:

- Sliding closet doors are hard to slide.



## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Oven Details

Details:

- Type of Oven: Electric
- Type of Range or Cooktop: Electric
- Observable temperature when set at 350°: Single oven - 331°
- Temperature is within 0 +/- 25°: Yes
- Oven appears to function as intended.
- Cooktop appears to function as intended.

### 2. Range Hood/Vent

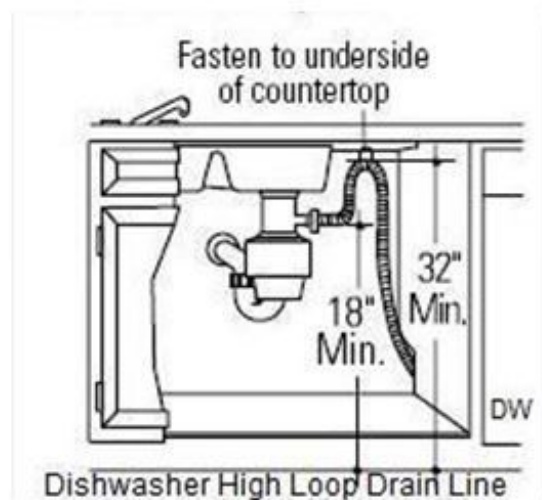
Materials:

- Range Hood/Vent appears to function as intended.

### 3. Dishwasher

Observations:

- Observed lack of back flow prevention. A "high-loop" prevents sink water from draining back to the dishwasher and possibly to the floor.



Example: Dishwasher backflow prevention setup

### 4. Door to Outside

Observations:

- Sliding glass door in kitchen is hard to slide. Recommend adjusting height of wheels at bottom of door.

## Mud Room

### 1. Door to Outside

Observations:

- Door is out of square and binds on the frame.
- Dead bolt does not engage the door frame.
- Missing door stop observed.

## Laundry

### 1. Entry Door

Observations:

- Left folding door to laundry is off the tracks.

## Guest Bathroom

### 1. Windows

Observations:

- Not able to open window over shower stall.

### 2. Sink

Observations:

- Accordion style flex drain line observed. This style of drain is not permitted since it is prone to clogging. Smooth wall drain pipe is required.



Flex style drain pipe in south bathroom

### 3. Toilet

Observations:

- Bidet mechanism at toilet is beyond the scope of this inspection, unit not tested.

### 4. Bath Tub

Observations:

- Missing/Non-functioning mechanical drain stops observed.

## Bedroom #2

### 1. Entry Door

Observations:

- Door drags on the carpet.
- Missing door stop observed.

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

### Roof

Page 5 Item: 1      Roof

- I recommend further evaluation by roofing contractor.
- Observed moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss with a moss killer.
- Several areas of granular loss observed.

### Attic

Page 7 Item: 4      Wiring & Elec.

- I recommend further evaluation by licensed electrician. Observed two open electrical splices for bathroom vent fans. Observed one improperly terminated live wire. Electrical splices and live wires should be capped with wire nuts and terminate in a junction box. Exposed splices in attic spaces are considered fire hazards.

## Shut Offs & Disconnects

Water	Located (Y/N)	Location
Main House	Y	Laundry
Water Heater	Y	At water heater
Sinks	Y	Under sinks
Toilets	Y	Behind toilets
Water Meter	Y	At water meter, front yard left property line (Typically reserved for utility co.)

Electrical	Located (Y/N)	Location
Service Panel	Y	Main breaker at service panel
Heater	Y	On front cover of furnace
Electric Meter	N	

## Air Filters

Air Filters	Located (Y/N)	Location
HVAC System	Y	In compartment directly above furnace Filter Size: 20 x 20 x 1

## Crawl Space Entrance

Entrance	Located (Y/N)	Location
Indoors	Y	Closet in master bedroom

## Attic Entrance

Entrance	Located (Y/N)	Location
Indoors	Y	Ceiling of hallway to bedrooms

**IMPORTANT LIMITATIONS AND DISCLAIMERS**

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This Inspection Report reports only on the items listed and only on the condition of those items at the time of inspection. This Inspection Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection. Operable means that the item is observed to serve the purpose for which it is ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. No representation or comment is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made. No representation is made concerning any other condition or the future performance of any item. No representation is made as to items not specifically commented upon. All warranties, expressed or implied, not specifically stated herein are excluded and disclaimed. If a comment is made concerning the condition of any item, the Buyer is urged to contact a qualified specialist to make further inspections or evaluations of that item. Buyer must notify Beacon Home Inspections PLLC in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaints are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to Beacon Home Inspections PLLC for all legal fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your personal attorney of choice. If a dispute arises out of or relative to the independent inspector's performance and, if said dispute cannot be settled between the parties to this inspection by state standards, the parties hereto agree to settle the dispute through binding arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. All requests for arbitration shall be submitted to the Seattle Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I fully and completely understand that this inspection is not a warranty or a guarantee. This inspection is essentially visual, it is not exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on the date of inspection.

**CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Home owners sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).



To ensure that consumers are informed of hazards such as these, Washington State has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the Washington State Standards of Practice do not require inspectors to perform a code compliance inspection, the State of Washington considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms used by real estate licensees may inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the State of Washington contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INSPECTOR

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