

DATE

Mr. and Mrs. Client

ADDRESS

CITY, STATE ZIP

**SUBJECT: Building Inspection Located At  
xxxxx Avenue; City, WA.**

Dear Mr. and Mrs. Client:

The following is a brief synopsis of the building inspection performed on DATE, at the above address:

- The **foundation and framing** are in ..... condition.
- The **heating system** is in .....condition.
- The **plumbing system** is in ..... condition.
- The **electrical system** is in ..... condition.
- The **roof surfacing** is in ..... condition.
- The **drainage and exterior** are in ..... condition.
- There are ..... **environmental concerns**, which should be reviewed.
- The **interior** is in ..... condition.
- The **ventilation and insulation** are in ..... condition, where visible
- The **safety conditions** in the building are in .....condition.

Overall, this home is in mostly ..... condition when compared to other buildings of similar age and construction type, but it has been built using ..... quality materials. It is important to remember that this house may need ..... over the few years, however.

**The major exceptions at this time include the following:**

- 1.
- 2.
- 3.
- 4.

## INTRODUCTION AND DESCRIPTION

A structural and mechanical inspection was performed at the above property on DATE. Present at this inspection were Mr. Client, Ms. Client, Real Estate Agent of ABC Real Estate, and Mr. John J. Pittman, P.E., who performed the inspection.

Per your request, the type of inspection that was performed is a General Inspection – see attached Building Inspection Agreement. The primary purpose of this type of inspection is to provide you with an understanding of this property and building. The focus is on major deficiencies, but this report should not be considered a code compliance investigation. For the sake of this inspection, major is defined to be that which would cost \$1000.00 or more to repair or replace. All buildings will have minor items which need attention and these have been noted, but it is not the intent of this inspection to isolate every minor defect.

This inspection and report is limited to visual evidence available at the time of the inspection. No destructive or invasive testing was performed. This report should not be considered a guarantee of condition and no warranty is implied. It is an opinion about the condition of the building. Note that almost every building has flaws and no building is perfect.

The following guideline of definitions should be used when reading this report. Definitions are assumed to be considered relative to other similar age buildings and construction types:

- Excellent:** Component or system is new or has been upgraded to current building standards. It requires no repair and should perform as expected.
- Good:** Component or system is functioning as expected. It may show signs of wear, and minor repairs may be necessary.
- Fair:** Component or system is not in compliance with accepted building standards, is out-dated, or is approaching the end of its expected useful performance. Repairs are **required** in order to extend its useful life.
- Poor:** Component or system has failed and has likely been functioning beyond its useful life. If not repaired or replaced, other components or systems may be affected.

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This residence is a xxx-story structure with a xxxxxx under the house. The exterior is comprised of xxxxxx. The roof covering consists of xxxxxxxx.

Additionally, there is an attached/detached xxxxxxxx at the back of the house/property. This is included in this inspection.

For use in this report and inspection, all directions are taken from the view point of standing at the front of the building and facing it.

FRONT  
VIEW

BACK  
VIEW

**FOUNDATION AND FRAMING**

The basic construction of the majority of the house is xxxxxxxxxxxxxxxxxxxxxxxx. There are xxxxxxxxxxxxxxxxxxxxxxxx, which support the upper floors and roof framing. This is a standard method of construction.

The basic construction of the rest of the house is of xxxxxxxxxxxxxxxxxxxxxxxx. There is a xxxxxxxxxxxxxxxxxxxxxxxx spanning from side to side. This system supports the upper floor and is also a standard method of construction.

There has been some settlement which is to be expected in any building – especially older ones. However, the amount of settlement is typical and there are no indications of structural instability. The exceptions are

- 1.
- 2.
- 3.

These areas should be further investigated by a qualified xxxxxx contractor, so that they are properly supported to prevent a future problem with the foundation wall and adjacent area.

Furthermore, ..... This area should be properly supported with ..... or other type of stabilizing mechanism.

SUPPORT  
PICTURE

Where visible, the basic framing members appear to be in xxxxxxx condition. Note that the xxxxx framing and xxxxxxx framing members are not visible, however. Also, the house does xxxxxxx appear to be anchored (or bolted) to the foundation.

There is xxxxxxxxx evidence of **significant** rot present in this structure. Also, it is possible that problems exist that were not visible during the inspection. If remodeling work is to be done, you can expect some rot within the structure. Since no destructive testing was performed, it is difficult to determine the extent, if any.

There is xxxxxxxxx evidence of active wood-destroying insect activity at this time. However, there are areas in and around the building which are considered to be a conducive environment for pest infestation and should be corrected. These include:

- 1.
- 2.
- 3.

### HEATING SYSTEM

Heating for this home is provided by xxxxxxx. It is located in the xxxxxxx and heats the entire house. It is xxxx years old and was operating at the time of the inspection. It should be serviced xxxxxx. Also, the filters should be replaced xxxxxx.

Furthermore, the furnaces should be checked for cracked heat exchangers, when they are serviced. Since this condition is difficult to determine visually, retaining a qualified heating contractor is recommended. If the heat exchanger is cracked, contaminated air can be forced into the house creating a potential health hazard. Carbon monoxide detectors are recommended as well.

In addition, there is xxxxxxx heating for the xxxxxx. It appeared to be in working order at the time of the inspection.

HEATING

PICTURE

## PLUMBING SYSTEM

This building appears to be served by both municipal water and municipal sewer; therefore, few problems should be expected. It appears that the entire distribution water piping in the building is xxxxxx.

This system is operating and, where visible, it is in xxxxxxxx condition. Water pressure is xxxxx throughout the building. Most of the plumbing fixtures were tested and are in xxxxxx condition. However, the following are in need of repairs.

- 1.
- 2.
- 3.

The sewer drain lines for this building consist of xxxxxx piping. They also appear to be in xxxxxxxx condition. However, the following are in need of repair>

- 1.
- 2.
- 3.

Domestic water for this home is served by a xxxxxxxxxx water heater. According to the nameplate, it has a capacity of xx gallons and appears to be xxxxxx years old. In general, most xxxxxx water heaters can be expected to last xxxxx years or so.

The irrigation system for the property was not tested as a part of this inspection.

PLUMBING

PICTURE

**ELECTRICAL SYSTEM**

The electrical system portion of the inspection is limited to the service wire, the meter, the service panel, the outlets and switches, and the visible portions of the wiring. A majority of the electrical system is located behind the walls, and obviously, could not be seen.

This house has a three wire service with 120/240 voltage and has a capacity of xxxxx amperes. This capacity should be adequate for the home as it now stands. Note that all major appliances, including personal computers should be installed on their own circuit.

The main service from the power pole to the building is xxxxx. This service should xxxx be occasionally checked by a licensed electrician to be sure there are no problems

The main electrical panel is located at the xxxxxxxxxxxxxxxx. In addition, there is a xx-ampere subpanel located in the xxxxxxxx. Xxxx of the circuits are labeled; however, it is recommended that they be checked and verified.

The general condition of the wiring and fixtures appeared to be xxxx. A spot check of various outlets revealed xxxxxxxxxxxx and the circuitry is xxxxxxxx.

There are xxxx ground fault circuit interrupters (GFCI) installed for all outlets in the vicinity of water. The purpose of these are to prevent against shock hazard. Specifically, these are provided for xxxxxx, the xxxxxx, and the xxxxx outlets. Furthermore, they are needed for the xxxxxxxxxxxx. There are test/reset buttons in xxxxxxxx outlets and they should be tested monthly.

ELECTRICAL  
PICTURE

**ROOF SURFACING**

The roof covering is comprised of xxxx layers of xxxxxx. It was examined xxxxx. It appears to be in xxxx condition and another xxxxx years or so can be expected before any major resurfacing is necessary.

ROOF  
PICTURE

With any roof surfacing, xxxxxx is to be expected, regardless of the age. It is likely to occur at the xxxxxxxxxx. Repairs are normally minor and easy to accomplish.

The gutter-downspout system appeared to be in xxxx at the time of the inspection. Maintenance and repairs are likely xxxxx however. It is important that this system be kept clean and operational. Repairs include:

- 1.
- 2.
- 3.

The skylights appear to be of xxxx quality and there is xxxxxx of leaking. Note that skylights are susceptible to leakage and need to be properly maintained.

**DRAINAGE AND EXTERIOR**



Generally, the drainage patterns around the building are xxxxxxxx. There are xxxxx signs of excessive ponding or puddling in or around the building. Furthermore, there are xxxxxxxx signs of water seepage.

As you saw, there is xxxxxxxxxxxx at the front of the property. Additionally, xxxxxxxxxxxx. It is recommended that a qualified xxxxxxxxxxxx be retained to evaluate the overall condition and stability of this area.

The exterior walls are comprised of xxxxxxxx and xxxxxxxx at the front left side of the house. These materials are generally in xxxxxxxx condition and should be functionally for xxxxxxxx years without major problems.

The exterior paint is in xxxxxxxx condition for the most part. In general, repainting is needed every xxxxxxxx years or so.

EXTERIOR

PICTURE

The windows are xxxxxxx pane, xxxxxx framed windows. Most of them were tested and in xxxxxxx condition. However, the following repairs are needed:

- 1.
- 2.
- 3.

The chimney is xxxx, appears to be xxxx and in overall xxxx condition. However, there is xxxxxx. Also, it should be professionally cleaned, by a chimney sweep, especially if you intend to burn wood in it.

The front patio and back deck are generally in xxxxxx condition. The entry walkway is in xxxxxx condition, as well.

All trees and shrubs should be xxxxxxxx. This can cause premature aging of the siding and prevents entry of unwanted insects.

The attached/detached structure is generally xxxxx. It is in xxxxxx condition; if maintained, it should be xxxxxxxx for many years.

The exterior lighting was not tested and is not included as a part of this inspection.

### ENVIRONMENTAL CONCERNS

*This inspection does not include an investigation for any hazardous materials or contaminants.*

Asbestos material is likely in most building products used near or before 1977. For the most part, the amounts are minor. There is no evidence of major asbestos containing materials in this building. If inhaled, the fibers can be hazardous to your health.

Lead-based paint is likely in all homes built at or before 1977, as well. The major concern is ingesting and digesting this material. If kept in xxxxx condition, this should not be a major concern. If flaking, peeling, etc. occurs from wear and tear or remodeling, the painted particles should be removed and not ingested. This includes small children and pets

### INTERIOR CONDITION

Generally, the interior of this building is in xxxx condition. The quality of materials is mostly xxxxx, and xxxxxx problems should be anticipated.

- 1.
- 2.
- 3.

The walls are made up xxxxxx. Some cracking is to be expected. These cracks can be easily repaired.

The kitchen appliances were tested and working at the time of the inspection. However, they are xxxxxx. Also, this part of the inspection should not be considered a guarantee or warranty of their longevity.

The alarm system was not tested and it is not included as a part of this inspection.

INTERIOR  
PICTURE

### VENTILATION AND INSULATION

Xxxxx have been installed for attic ventilation. The amount appears to be xxxxxx. Crawl space ventilation is provided by xxxxx and this should also be xxxxxxx.

In the attic, insulation consists of approximately xxxxx inches of xxxxxxx. This amount xxxxxx the requirements of most energy codes.

Insulation is provided on the underside of the flooring with xxxxxxxxxxx. The amount should be adequate xxxxxxxxxxx.

### SAFETY CONDITIONS

The smoke alarms in the house are xxxxx and more are needed. These are more dependable than battery operated units; however, should be tested monthly for proper operation.

The garage door is equipped with an electronic garage door opener. However, it should be equipped with xxxxxx. Also, it should be tested regularly for automatic reverse to prevent a hazardous situation.

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Proper railing are needed for:

- 1.
- 2.
- 3.

Most building codes require xxxxxxxxxxxx.

SAFETY

CONDITIONS

PICTURE

## CONCLUSION

In conclusion, this building is considered to be in xxxxx condition when compared to others of similar age and construction type. The exceptions are xxxxxxxx, xxxxxxxx, and xxxxxxxx. While there is some work to be done, as mentioned in this report, much of it is common in many buildings.

This report has been prepared in strict confidence with you as the client. Its content will not be discussed with anyone or released to anyone without your permission. Many items have been addressed in this report. If you have any questions, please feel free to call. Thank you for your consideration and the chance to serve you.

Sincerely,

John J. Pittman, P.E.  
State of Washington Building Inspector License #509