Your Home Inspection Report

Prepared for: Justin Griffin

9010 Wyvern Drive SE
Port Orchard, WA 98367

TRUE NORTH HOME INSPECTIONS
We make it easy to take a hard look!

Inspected by:
Bryan Zimmerman
True North Home Inspections
PO Box 712 Gig Harbor, WA 98335
WA License #1453 WSDA #92260

General Information

Property Information

Property Address: 9010 Wyvern Drive SE
City: Port Orchard ***State:*** WA ***Zip:*** 98367

Client Information

Client Name: Justin Griffin
Phone: 360-509-7988 ***Email:*** justinbdgriffin@gmail.com

Agent Name: Shari Evans
Phone: 360-509-8866 ***Email:*** sharievans360@gmail.com

Inspection Company

Inspector Name Bryan Zimmerman
Company Name True North Home Inspections
Address: PO Box 712
City: Gig Harbor ***State:*** WA ***Zip:*** 98335
Phone: 360-918-2470
Email: bryan@truenorthhomeinspections.com ***Web:*** truenorthhomeinspections.com
File Number: #3421-12810BA014
Amount Due: $0 ***Amount Received:*** $625

Conditions

Others Present: Seller's Agent ***Property Occupied:*** Occupied - Tennents
Estimated Age: 56 yrs. ***Entrance Faces:*** South
Inspection Date: 02/12/2026
Start Time: 1 pm PST ***End Time:*** 3 pm
Electric On: Yes
Gas/Oil On: Not Applicable
Water On: Yes
Temperature: 53 degrees
Weather: Partly Sunny ***Soil Conditions:*** Damp
Space Below Grade: Crawl Space
Building Type: Single Family ***Garage:*** Attached - 1 Car

Lots and Grounds

Here are the general definitions of the color of text in the report, colors are category guidelines the text is more specific;
Black: Definition, description and current status (not-actionable).
Blue: This is a note acknowledging an item that was looked at, discussed and considered (this opinion or idea could be actioned upon at a future time (optional).
Green: Service recommended; item is not a repair but still recommended to be done. (recommended to be actioned upon).
Brown: Repair recommended; this item should be repaired or evaluated further as noted. May include for example; a major deficiency, health and safety, structural or items conducive to pest issues. (actionable).

Please give me a call if you have any questions. Thanks, Bryan

Grading: Appears correct for site
Drainage: Appears correct for site

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Lots and Grounds (Continued)

Grounds Issues: Stored Items, Mole Activity, Outbuilding(s) - a. Recommend all stored items of the property be removed and disposed of.
b. There was current mole activity in the landscaping. Contact a licensed mole removal specialist to trap or exterminate pests as needed.
c. Due to the condition and placement of the outbuilding on the north side of the property it is recommended to remove and replace if storage shed as needed - this is based on the amount of moisture intrusion and current wood rot in the framing and roof structure.
Gas Shut-Off: None
Driveway: Concrete - The concrete driveway as settled on the east side of the property - the settling can cause potential trip hazards. Recommend driveway be evaluated and quotes be obtained by licensed concrete contractors due to the amount of fracturing throughout the slab.
Window Wells: None
Walks: Concrete
Retaining Walls: Landscaping Block(s) - Recommend the landscaping blocks near the approach to the property be removed and reinstalled to have consistent reveal, it appears someone may have ran into this wall of the vehicle causing the current condition. Reinstall blocks as needed.
Trees and Shubbery: Tree(s), Vine(s) - a. Recommend invasive vines be stopped from growing on the trees and remains be completely removed from the property to inhibit suffocating and killing off the live trees.
b. Tree limbs overhang the roof and should be cut back to have a minimum 1 ft. clearance from the roof to inhibit rodents and pests access to the roof structure and possibly infesting the attic space. Contact a licensed arborist to trim branches as needed.
c. There was one standing dead trees up-land of the structure that should be removed. Contact a licensed tree removal contractor to further evaluate and remove as needed.
Deck(s): None
Patio: Concrete
Steps to Building: Concrete
Handrails(s): No Handrails Needed

Structure

Structure Type: Wood Framing
Garage: Attached - The garage was completely full of stored belongings, which made it difficult to inspect the entire wall and floor surfaces.
ADU/Apartment: None
Foundation: Poured Concrete
Beams: Solid Wood
Bearing Walls: 2 x 4 Wood Framing
Joists/Trusses: Solid Wood (Beams) w/1" 1/8" Plywood
Piers/Posts: Block Piers, Wood Posts - Note; The solid wood 4 x 4 posts supporting the beams on the southside of the crawlspace were barely bearing to the poured concrete pier pad, a post should be placed in the center of a pier pad/block where the zone of influence is transferred at approximately 45 degrees through the concrete pad. In my professional opinion the potion probably be corrected.. See photos. Recommend consulting with contractor to make necessary corrections as needed to the underfloor structure.

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Structure (Continued)

Floor/Slab: Plywood, Poured Concrete (Garage) - a. The floors in the house were slightly uneven and had a small amount of roll especially in the hallway away from the bathroom, it does not appear that the floor structures were sagging or uneven to the point that requires additional supports under beams and joists. Corrections can be made when posts are properly placed on the bearing points as noted under; "Piers/Posts".
b. The concrete slab in the garage near the garage people door entering the living space has undermined causing the soil to erode and corrections were attempted by placing CMU blocks to support the edge of the concrete, this is not a structural concern. Recommend licensed contractor properly support the edge of the concrete slab in the crawlspace with poured concrete footing and blocks or cast in place concrete work as needed. FYI; Noted area was dry at the time of inspection. See photos.
Stairs/Handrails: No Stairs, No Handrails Needed

Exterior

All - Exterior Surface

Type: Plywood Board and Wood Battin - Plywood, Cedar Plank - The entire exterior will be due for a complete scrape, caulk, prime and paint job within the next few years, recommend the exposed sheathing at the eaves from new roof be primed first when paint is applied. Recommend contacting a licensed painting contractor to evaluate and paint as needed.
Exterior Trim: Wood Rot - All appears OK - Wood trim at the concrete entry on the east side has a small amount of wood rot. Recommend damaged portion of the wood be removed, replaced and painted with suitable material by a licensed contractor this summer to prevent wood rot.
Exterior Issue(s): Eave(s), Surface Mildew Growth - The plywood sheathing on the eaves have surface mildew. Recommend the organism be treated, primed, and painted by licensed painting contractor.
Exterior Doors: Vinyl Back Door Slider, Metal Front - There is a gap between the metal door and wood doorjamb. Recommend additional weatherstripping be added where needed to close gaps between the doors for energy efficiency.

Chimney / Fireplace

Center Chimney / Fireplace

Chimney: Block

Family Room Chimney / Fireplace

Fireplace Construction: Metal Insert (Uncertified) - FYI; Due to the placement of the television and the tenants electronics I was unable to open the wood burning fireplace door.
Type: Wood Burning
Damper: Operates
Flue: Clay Tile Liner

Roof

House - Roof

Method of Inspection: From on the roof(s)

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Roof (Continued)

Material: Asphalt Composition Shingle - FYI; Roof Photo(s). Note; Please remember to never power wash or clean the roof with any abrasive application that removes the granules, this will shorten the life expectancy of the roofing material.
Type: Gable
Approximate Age: Less than 1 year (20 year life expectancy material)
Gutters and Downspouts: Seamless Aluminum w/Gutter Guards
Flashing: Painted Metal, Rubber, Vinyl (Plastic) - The flashing around the Solatube was fastened but the roof system was loose on the top side of the tube. Recommend roofing contractor who installed the roof at additional fasteners or sign off on this as adequate if needed.

Attic

All - Attic

Method of Inspection: In the attic
Roof Framing: 2x4 Truss - a. FYI; Photo(s).
b. Recommend stored items and construction debris in the attic space be removed and disposed of.
Access: Hatch(es) - Recommend new attic hatch lid of min. 5/8" drywall be installed for fire safety.
Sheathing: Plywood
Ventilation: Ridge, Eave (Bird Block) Venting
Insulation: Blown In, Fiberglass Batts
Insulation Depth: Varies - 3" Minimal/Approx 10" - a. For energy efficiency it is recommended to have a fixed batt of fiberglass insulation on the attic space side of the skylights throughout the attic space. See photos
b. The insulation throughout the attic space is inconsistent and almost nonexistent in some areas. Recommend insulation be improved to at least a modern minimum level of R-49 or 18" to conserve on energy. Consult with a licensed insulation contractor.
House Fan: No House Fan
Moisture Penetration: Darkened Sheathing, Humidity Noticed - Note; There is evidence that moisture in the past was not able to escape the attic as well as needed. There is mildew which has caused darkened sheathing with a small amount of white mold noticed on the plywood. This fungus has a tendency to grow in higher humidity environments or excessive living space moisture entering the attic. Recommend contacting a licensed roofing contractor to evaluate the need for additional ventilation within the roof structure. FYI; It does appear that when the new roof was installed approximately a few months ago that additional ventilation was added which should inhibit the high humidity level in the attic space, the long-term solution is to treat and encapsulate the organism with sealants this can be performed by a licensed professional.

Heating System

Individual Rooms Heating System

Heating System Operation: Needs Evaluation - Cadet Heaters Operated - a. The ductless mini split system did not operate when tested for heating or cooling. Recommend the ductless mini split system be inspected, serviced and repaired as needed by a licensed furnace technician. You can try Mike Tacoma HVAC at 253-592-8662.
b. FYI; Photo(s).
Manufacturer: Daikin, Cadet
Type: Ductless Mini Split Heat Pump, Wall Heaters ***Capacity:*** 33,000 BTUs
Area Served: Individual Rooms ***Approximate Age:*** 14 yrs. (20 year life expectancy component)
Fuel Type: Electric
Filter: Washable

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Heating System (Continued)

Air Conditioner: Did Not Operate - FYI; Photo(s). Air conditioner did not operate at the time of inspection and is charged with R-410 refrigerant which meets the standards for this unit when it was manufactured but this coolant was discontinued and phased out at the beginning of 2025. The new refrigerant is R-32 or R-454B which is the alternative to older refrigerants like R-410A. No action necessary.

Crawl Space / Basement

All - Crawl Space

Method of Inspection: In the crawl space
Access: Through Closet Floor
Moisture Penetration: Dry at time of inspection
Conditions / Issues: Downed Insulation, Plumbing Insulation, Unsecured Electrical Wires - a. There is downed insulation in the crawlspace. Recommend the insulation be put back in place or removed and replaced if it has been soiled or damaged after the plumbing leak under the stall shower is repaired.
b. Recommend water lines be insulated against freezing with suitable insulation material.
c. Recommend the unsecured wires in the crawlspace to properly attached with fasteners to the substructure of the floor.
Joist Moisture Barrier: None
Ventilation: Rim Joist Vents
Insulation: Fiberglass
Ground Vapor Barrier: 6 Mil Black Plastic Installed - Recommend Complete Coverage - All soil in the crawl space should be covered with vapor barrier to stop most airborne moisture. Recommend having the vapor barrier of suitable thickness distributed over all soil.

Plumbing / Water Heater

Water Source: Public - FYI; Photo for location.
Water Pressure: 75 psi - FYI; Photo.
Service Line: Not Observed
Main Water Shutoff: Not Found, At Water Meter - The water shutoff valve was not located at the home, recommend purchasing a water shut off valve key from Home Depot and utilizing the Street shutoff valve at the meter if necessary.
Water Lines: Copper - There was evidence on some of the copper waterlines of turquoise and white corrosion. The turquoise corrosion can be a derivative of a high chloride content or low pH in the water, white corrosion can be from zinc oxide if galvanized waterlines are near. This corrosion is transpiring from the inside and outside of the water lines. Recommend contacting a licensed plumbing contractor to further evaluate evaluate condition and check for electrolysis also, recommend water lines be repaired as needed. One other thing regarding this topic is it appears only the corrosion was on the hot water lines, this may have been a derivative from an older type water heater.
Leaks: None Observed
Drain Lines: ABS Plastic and PVC - The drain line at the stall shower in the primary bathroom had a gurgling sound when water was draining through the system. Consult with plumbing contractor regarding this topic.

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Plumbing / Water Heater (Continued)

Waste System: Septic - FYI; Recommend septic as-built and inspection report be examined carefully for your information. If septic report says level was HIGH etc, get additional consultation from a licensed septic contractor.
Leaks: Active Leak - The stall shower drain basket fitting and drain line have been leaking over time. Recommend plumbing be repaired as needed by a licensed plumbing contractor.

Garage Water Heater

Water Heater Operation: All Operated - FYI; Water Heater Photo(s).
Type: Tank Style, Electric ***Capacity:*** 50 Gallon
Approximate Age: 14 yrs. (10-14 year life expectancy component) ***Area Served:*** Whole Building
TPRV and Drain Tube: Operated, PVC

Bathroom(s)

Main Floor Hall Bathroom

Configuration: Shower in Tub, Vanity, Toilet - Bath/shower coldwater faucet spins 360 which is not correct. Contact a licensed plumbing contractor to evaluate and make necessary repairs.
Bath / Shower Walls: Fiberglass
Ventilation: Electric Ventilation Fan(s)
Leaks: None Observed

Primary Bedroom Bathroom(s)

Configuration: Toilet, Vanity, Stall Shower - The sink drain slower than normal in the primary bathroom. Recommend cleaning the P-trap and or drain line as needed for proper flow.
Bath / Shower Walls: Fiberglass
Ventilation: Electric Ventilation Fan(s) w/Window - The cover to the exhaust fan was not completely installed. Recommend fan unit be removed, cleaned and re-installed.
Leaks: As noted under "Plumbing"

Interior and Garage

All - Living Space

Ceilings: Popcorn Ceilings, Painted Drywall, Tongue and Groove Planks - a. The popcorn ceiling noticed throughout the house may have a small amount of asbestos. Consult on-line sources to find best practices for removal and disposal. Recommend licensed painting contractor to remove or encapsulate the popcorn ceilings as needed.
b. The painted drywall in the primary bathroom has surface mildew from high humidity from the shower use over time. Recommend treating noted area and encapsulating organism as needed with proper sealants.
Walls: Painted Drywall - a. Note; There was evidence of past moisture intrusion or high humidity within the living space on the drywall at the east side of the house. See photos. Recommend at a minimum cleaning the old water streaks as noted area was dry time of inspection. Consult with contractors to further evaluate if needed.
b. Recommend the drywall be repaired where the material was removed on the south side of the chimney to create an access for the wiring. Contact a drywall contractor to mud and tape noted area to match the existing finishes within the home.
c. FYI; There was some surface mold noticed in the cubby area next to the chimney from past moisture intrusion. Noted area was dry at the time of inspection and leak is believed to have been active prior to the new roof and flashing. Recommend treating and encapsulating organism as needed or removing and replacing drywall with any and all surface mildew if desired.

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Interior and Garage (Continued)

Floors: Carpet, Vinyl Plank, Vinyl Floor Tiles - There were some sections of the vinyl plank flooring that had abnormal gaps. Recommend flooring be reinstalled as needed.
Doors: Hollow Wood - There were approximately two interior doors that rubbed on the doorjamb when opened and closed. Recommend doors be trimmed/shaved or adjusted to open, close, latch smoothly.
Windows: Vinyl Frame Double Pane - 14 yrs. (20 Year life expectancy)
Skylight(s): All Appear OK, Solatube(s)
Smoke Detector(s): Operating Under Test, Has Carbon Monoxide Detector - Recommend a smoke detector be installed in every bedroom on the ceiling near the door.

Attached Garage

Type of Structure: Integrated with house ***Car Spaces:*** 1
Garage Doors: Metal
Door Operation: Mechanized
Door Opener: Operated

Electrical

Service Size Amps: 30A Heat Pump Disconnect, 200A with generator disconnect and receptacle ***Volts:*** 110/220 VAC
Service Line Entrance: Overhead - Recommend trees be pruned so they are not in contact with the service power drop to the structure. Contact a licensed tree service to trim as needed.
Conductor Material: Stranded Aluminum

Garage Electric Panel

Electrical Panel: Square D w/Generator Lock-Out - FYI; Photo(s).
Main Breaker: Single 200A Switch @ Panel
Fuses / Breakers: Breakers
Grounding: Panel(s) are grounded
Wiring: Appears Properly Installed
Receptacles / Switches: Lighting, Switch(es), Receptacle(s) - a. Recommend all lighting fixtures have matching and operating bulbs installed. See photos for locations where bulbs were not active.
b. The wall switch in the hallway did not illuminate the can lights over the kitchen island cabinetry. Recommend further evaluation by licensed electrical contractor.
c. Recommend the receptacle and junction box in the primary bathroom be repaired as needed to be secured by licensed electrical contractor.
d. There was one receptacle noticed in the primary bedroom that was ungrounded. Recommend licensed electrician properly connect wires on the backside of the outlet.
Branch Conductor Material: Copper, Stranded Copper, Stranded Aluminum
GFCI: Are Present

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Kitchen

Main Floor Kitchen

Disposal: Operates, Not Recommended w/Septic
Dishwasher: Operates - (3 yrs. old) (8 year Life Expectancy)
Refrigerator: Operates - (3 yrs. old) (15 year life expectancy), Water Not Connected - Recommend fridge have a water supply provided for the ice and water systems. Contact a licensed plumbing contractor to install and test as needed.
Microwave: Operates - (2 yrs. old) (7-10 year life expectancy)
Range / Oven: Electric - Operates, Electric - Operates (2 yrs. old) (15 year life expectancy)
Ventilation: Operates
Sink: Stainless Steel
Counter Tops: Laminate
Cabinets: Wood - FYI; Kitchen Photo(s). Recommend the island cabinetry in the kitchen be properly secured to the subfloor.
Floor: Vinyl Plank

Laundry Room/Area

Garage Laundry Room/Area

Laundry Tub: None
Washer and Dryer: Both Operated - 13 yrs. old (15-20 Year Life Expectancy)
Dryer Energy Source: Electric for Dryer
Dryer Vent: Vented To Exterior - Recommend the plastic grate covering the exterior vent be removed as this component is susceptible to become constricted with lint - this does not allow for efficiency with the dryer and is a potential safety hazard. Recommend the entire dryer duct be swabbed out from both ends with a duct cleaning device for fire safety and energy efficiency.

Final Comments

This 1970 house was in good condition with a minimal amount of wear and tear to the living space.

Items of concern are as followed; plumbing leak underneath the primary bathroom, insulation in the attic space, nonworking heating ductless mini split system, posts of the floor structure, any electrical comments this report, surface mildew on the sheathing in the attic, past moisture intrude in into the living space, and driveway.
Recommend thoroughly reading this report regarding the deficiencies and safety concerns outlined in Brown and the level of deferred maintenance and service needed in Green. You will notice at the bottom of the photos in the summary the location of a photograph regarding servicing or repairing of a component.
It does appear the house has been maintained well, the initial framing was constructed with good building and finishing materials.

Normal maintenance on a home in the Pacific Northwest would include cleaning the gutters and roofing material approximately twice a year depending on your property and treating roofing for moss growth.

Recommend servicing of the ductless mini split system every 1 to 2 years and cleaning washable filters at the mini split heads quarterly and de-scaling the water heater annually.

Recommend disconnecting all hoses and covering all exterior hose bibs with proper covers from October to March annually.

Recommend winterizing the irrigation system in October annually if present on the property - winterizing is simply blowing all water lines with compressed air to prevent freezing.

Recommend cleaning the dryer duct annually of all lint for efficiency with the dryer and for fire safety.

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Final Comments (Continued)

Recommend walking around the house in the spring and fall to verify intrusion areas for rodents, this would include the following areas; foundation vent screens, crawlspace accesses, gaps in the garage door seal, through skirting (manufactured homes and post/pier structures) and tunneling in the landscaping near the foundation.

After verifying thru the US consumer product safety commission all the appliances and components within the home have no active recalls currently in place. FYI; The letter that corresponds with the year the appliance was manufactured, the second letter, rotates approximately every 12 years. Based on the condition of the appliances it appears that they were manufactured within the last three years but may be from 12 years prior as the letter rotates as suggested above.

Recommend paint and caulk be applied during the summer months to the exterior siding and trim boards especially on the weather facing South and Western exposure sides if exposed wood is evident, normally the entire exterior of a structure in the Pacific Northwest is recommended to be resealed with paint and caulking where needed approximately every 8 to 10 years.

If for some reason you need contacts for reliable honest specialty contractors please contact me at the number listed below.

Thank you for your business, please contact me at 360-918-2470 if you have any additional questions.

Bryan

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Summary

Lots and Grounds

1. ***Grounds Issues:*** Stored Items, Mole Activity, Outbuilding(s) - a. Recommend all stored items of the property be removed and disposed of.
b. There was current mole activity in the landscaping. Contact a licensed mole removal specialist to trap or exterminate pests as needed.
c. Due to the condition and placement of the outbuilding on the north side of the property it is recommended to remove and replace if storage shed as needed - this is based on the amount of moisture intrusion and current wood rot in the framing and roof structure.

2. ***Driveway:*** Concrete - The concrete driveway as settled on the east side of the property - the settling can cause potential trip hazards. Recommend driveway be evaluated and quotes be obtained by licensed concrete contractors due to the amount of fracturing throughout the slab.

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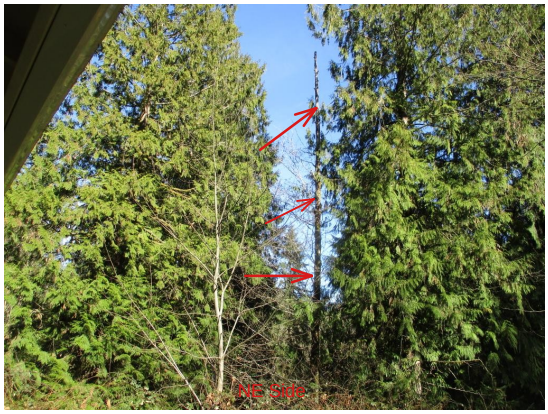
Summary (Continued)

3. ***Retaining Walls:*** Landscaping Block(s) - Recommend the landscaping blocks near the approach to the property be removed and reinstalled to have consistent reveal, it appears someone may have ran into this wall of the vehicle causing the current condition. Reinstall blocks as needed.

4. ***Trees and Shubbery:*** Tree(s), Vine(s) - a. Recommend invasive vines be stopped from growing on the trees and remains be completely removed from the property to inhibit suffocating and killing off the live trees.
b. Tree limbs overhang the roof and should be cut back to have a minimum 1 ft. clearance from the roof to inhibit rodents and pests access to the roof structure and possibly infesting the attic space. Contact a licensed arborist to trim branches as needed.
c. There was one standing dead trees up-land of the structure that should be removed. Contact a licensed tree removal contractor to further evaluate and remove as needed.

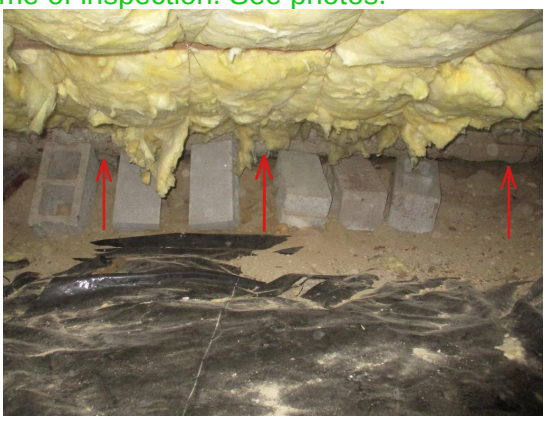
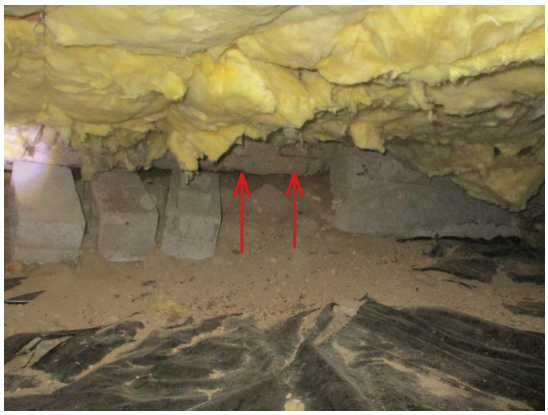


Summary (Continued)

Structure

5. ***Piers/Posts:*** Block Piers, Wood Posts - Note; The solid wood 4 x 4 posts supporting the beams on the southside of the crawlspace were barely bearing to the poured concrete pier pad, a post should be placed in the center of a pier pad/block where the zone of influence is transferred at approximately 45 degrees through the concrete pad. In my professional opinion the potion probably be corrected.. See photos. Recommend consulting with contractor to make necessary corrections as needed to the underfloor structure.

6. ***Floor/Slab:*** Plywood, Poured Concrete (Garage) - a. The floors in the house were slightly uneven and had a small amount of roll especially in the hallway away from the bathroom, it does not appear that the floor structures were sagging or uneven to the point that requires additional supports under beams and joists. Corrections can be made when posts are properly placed on the bearing points as noted under; "Piers/Posts". b. The concrete slab in the garage near the garage people door entering the living space has undermined causing the soil to erode and corrections were attempted by placing CMU blocks to support the edge of the concrete, this is not a structural concern. Recommend licensed contractor properly support the edge of the concrete slab in the crawlspace with poured concrete footing and blocks or cast in place concrete work as needed. FYI; Noted area was dry at the time of inspection. See photos.

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Summary (Continued)

Exterior

7. ***Exterior Trim:*** Wood Rot - All appears OK - Wood trim at the concrete entry on the east side has a small amount of wood rot. Recommend damaged portion of the wood be removed, replaced and painted with suitable material by a licensed contractor this summer to prevent wood rot.

8. ***Exterior Issue(s):*** Eave(s), Surface Mildew Growth - The plywood sheathing on the eaves have surface mildew. Recommend the organism be treated, primed, and painted by licensed painting contractor.

9. ***Exterior Doors:*** Vinyl Back Door Slider, Metal Front - There is a gap between the metal door and wood doorjamb. Recommend additional weatherstripping be added where needed to close gaps between the doors for energy efficiency.

Chimney / Fireplace

10. ***Family Room Fireplace Fireplace Construction:*** Metal Insert (Uncertified) - FYI; Due to the placement of the television and the tenants electronics I was unable to open the wood burning fireplace door.

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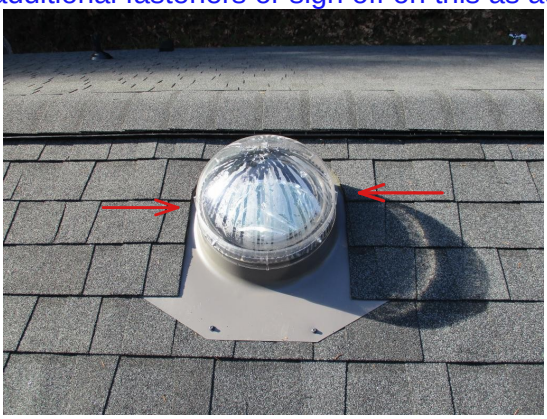
Chimney / Fireplace (Continued)

Roof

11. *House - Roof Surface Material:* Asphalt Composition Shingle - FYI; Roof Photo(s). Note; Please remember to never power wash or clean the roof with any abrasive application that removes the granules, this will shorten the life expectancy of the roofing material.

12. *Flashing:* Painted Metal, Rubber, Vinyl (Plastic) - The flashing around the Solatube was fastened but the roof system was loose on the top side of the tube. Recommend roofing contractor who installed the roof at additional fasteners or sign off on this as adequate if needed.



Attic

13. *All - Attic Roof Framing:* 2x4 Truss - a. FYI; Photo(s).
b. Recommend stored items and construction debris in the attic space be removed and disposed of.

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Attic (Continued)

14. ***All - Attic Access:*** Hatch(es) - Recommend new attic hatch lid of min. 5/8" drywall be installed for fire safety.

15. ***All - Attic Insulation Depth:*** Varies - 3" Minimal/Approx 10" - a. For energy efficiency it is recommended to have a fixed batt of fiberglass insulation on the attic space side of the skylights throughout the attic space. See photos
b. The insulation throughout the attic space is inconsistent and almost nonexistent in some areas. Recommend insulation be improved to at least a modern minimum level of R-49 or 18" to conserve on energy. Consult with a licensed insulation contractor.

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Attic (Continued)

16. ***All - Attic Moisture Penetration:*** Darkened Sheathing, Humidity Noticed - Note; There is evidence that moisture in the past was not able to escape the attic as well as needed. There is mildew which has caused darkened sheathing with a small amount of white mold noticed on the plywood. This fungus has a tendency to grow in higher humidity environments or excessive living space moisture entering the attic. Recommend contacting a licensed roofing contractor to evaluate the need for additional ventilation within the roof structure. FYI; It does appear that when the new roof was installed approximately a few months ago that additional ventilation was added which should inhibit the high humidity level in the attic space, the long-term solution is to treat and encapsulate the organism with sealants this can be performed by a licensed professional.

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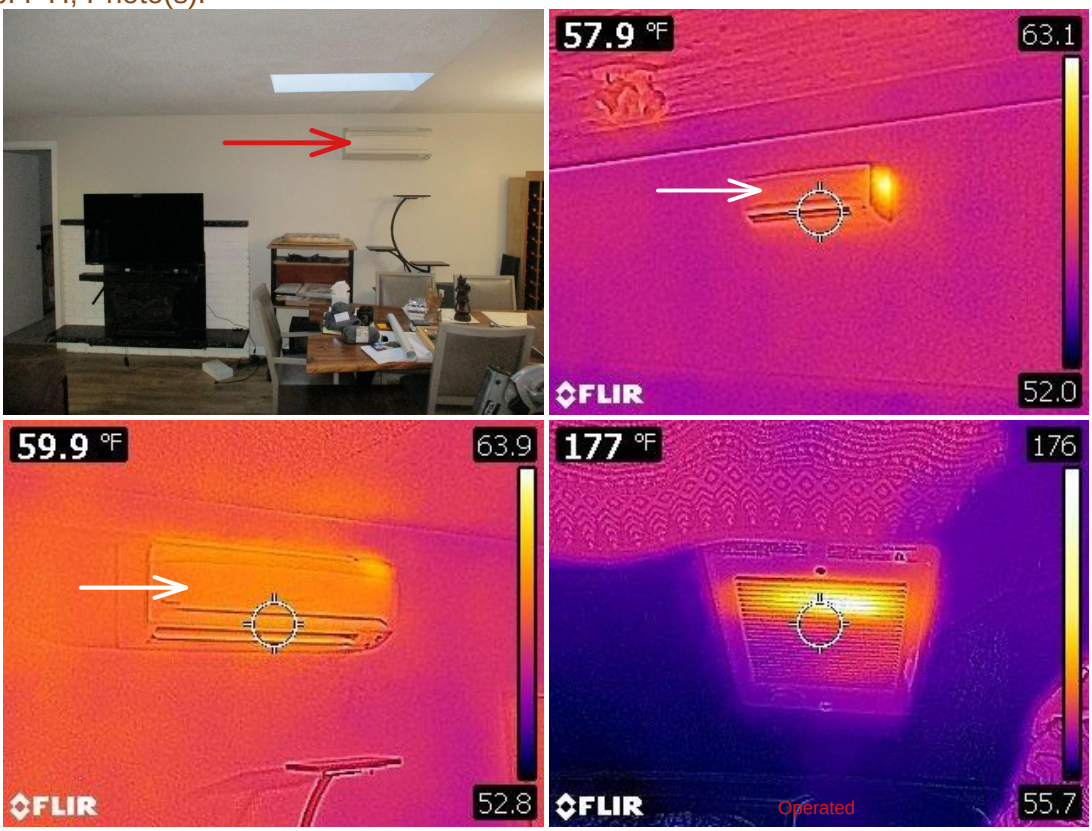
Attic (Continued)

Heating System

17. Individual Rooms Heating System Heating System Operation: Needs Evaluation - Cadet Heaters Operated - a. The ductless mini split system did not operate when tested for heating or cooling. Recommend the ductless mini split system be inspected, serviced and repaired as needed by a licensed furnace technician. You can try Mike Tacoma HVAC at 253-592-8662.
b. FYI; Photo(s).



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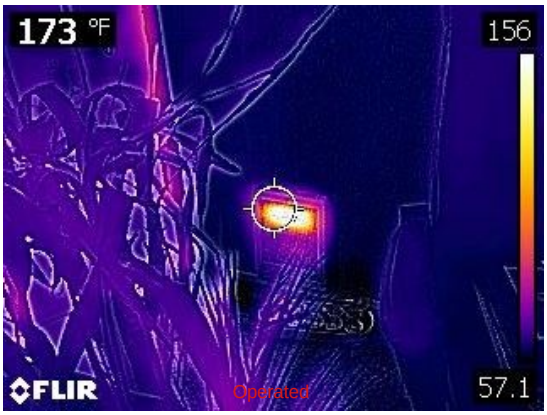
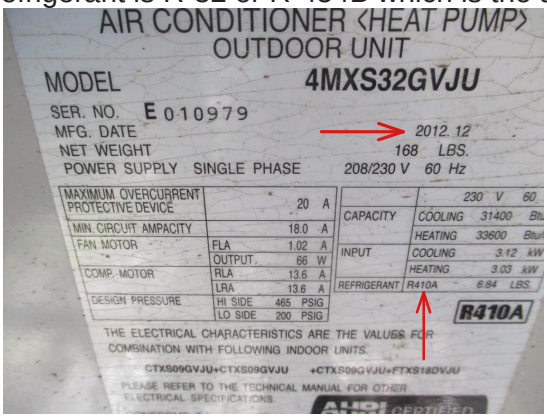
Heating System (Continued)



18. ***Individual Rooms Heating System Air Conditioner:*** Did Not Operate - FYI; Photo(s). Air conditioner did not operate at the time of inspection and is charged with R-410 refrigerant which meets the standards for this unit when it was manufactured but this coolant was discontinued and phased out at the beginning of 2025. The new refrigerant is R-32 or R-454B which is the alternative to older refrigerants like R-410A. No action necessary.



Crawl Space / Basement

19. ***All - Crawl Space Conditions / Issues:*** Downed Insulation, Plumbing Insulation, Unsecured Electrical Wires -
a. There is downed insulation in the crawlspace. Recommend the insulation be put back in place or removed and replaced if it has been soiled or damaged after the plumbing leak under the stall shower is repaired.
b. Recommend water lines be insulated against freezing with suitable insulation material.
c. Recommend the unsecured wires in the crawlspace to properly attached with fasteners to the substructure of the floor.

Crawl Space / Basement (Continued)

20. ***All - Crawl Space Ground Vapor Barrier:*** 6 Mil Black Plastic Installed - Recommend Complete Coverage - All soil in the crawl space should be covered with vapor barrier to stop most airborne moisture. Recommend having the vapor barrier of suitable thickness distributed over all soil.

Plumbing / Water Heater

21. ***Water Source:*** Public - FYI; Photo for location.

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Plumbing / Water Heater (Continued)

22. Water Pressure: 75 psi - FYI; Photo.

23. Water Lines: Copper - There was evidence on some of the copper waterlines of turquoise and white corrosion. The turquoise corrosion can be a derivative of a high chloride content or low pH in the water, white corrosion can be from zinc oxide if galvanized waterlines are near. This corrosion is transpiring from the inside and outside of the water lines. Recommend contacting a licensed plumbing contractor to further evaluate evaluate condition and check for electrolysis also, recommend water lines be repaired as needed. One other thing regarding this topic is it appears only the corrosion was on the hot water lines, this may have been a derivative from an older type water heater.

Summary (Continued)

24. Drain Lines: ABS Plastic and PVC - The drain line at the stall shower in the primary bathroom had a gurgling sound when water was draining through the system. Consult with plumbing contractor regarding this topic.

25. Waste System: Septic - FYI; Recommend septic as-built and inspection report be examined carefully for your information. If septic report says level was HIGH etc, get additional consultation from a licensed septic contractor.

26. Leaks: Active Leak - The stall shower drain basket fitting and drain line have been leaking over time. Recommend plumbing be repaired as needed by a licensed plumbing contractor.

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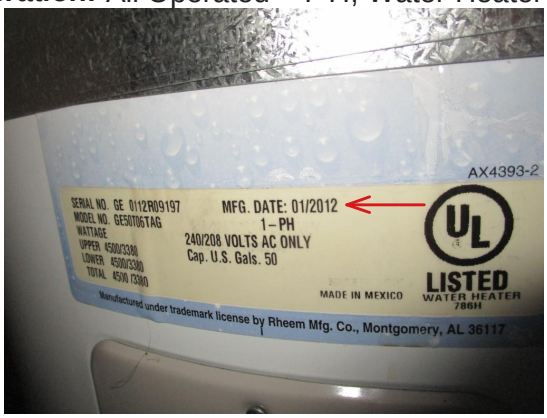
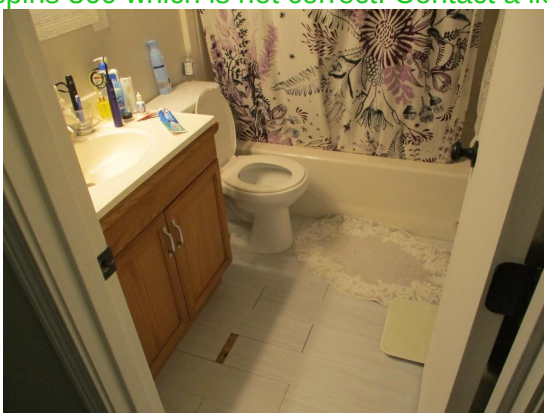
Plumbing / Water Heater (Continued)

27. ***Garage Water Heater Water Heater Operation:*** All Operated - FYI; Water Heater Photo(s).



Bathroom(s)

28. ***Main Floor Hall Bathroom Configuration:*** Shower in Tub, Vanity, Toilet - Bath/shower coldwater faucet spins 360 which is not correct. Contact a licensed plumbing contractor to evaluate and make necessary repairs.



29. ***Primary Bedroom Bathroom Configuration:*** Toilet, Vanity, Stall Shower - The sink drain slower than normal in the primary bathroom. Recommend cleaning the P-trap and or drain line as needed for proper flow.

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Bathroom(s) (Continued)

30. *Primary Bedroom Bathroom Ventilation:* Electric Ventilation Fan(s) w/Window - The cover to the exhaust fan was not completely installed. Recommend fan unit be removed, cleaned and re-installed.

Interior and Garage

31. *All - Living Space Ceilings:* Popcorn Ceilings, Painted Drywall, Tongue and Groove Planks - a. The popcorn ceiling noticed throughout the house may have a small amount of asbestos. Consult on-line sources to find best practices for removal and disposal. Recommend licensed painting contractor to remove or encapsulate the popcorn ceilings as needed.
b. The painted drywall in the primary bathroom has surface mildew from high humidity from the shower use over time. Recommend treating noted area and encapsulating organism as needed with proper sealants.

32. *All - Living Space Walls:* Painted Drywall - a. Note; There was evidence of past moisture intrusion or high humidity within the living space on the drywall at the east side of the house. See photos. Recommend at a minimum cleaning the old water streaks as noted area was dry time of inspection. Consult with contractors to further evaluate if needed.
b. Recommend the drywall be repaired where the material was removed on the south side of the chimney to

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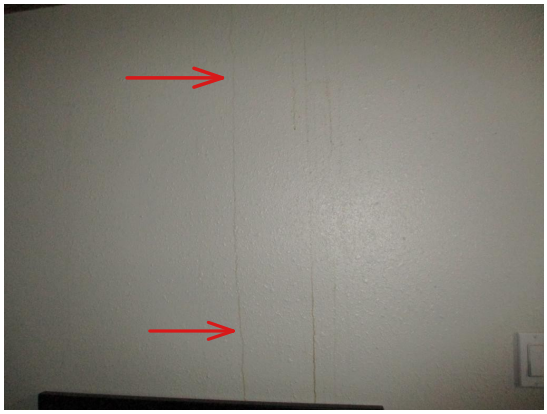
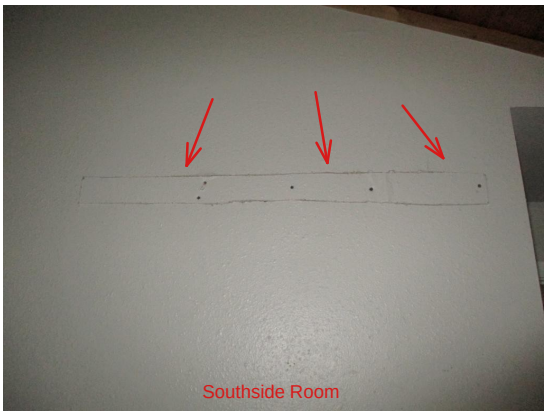
Summary (Continued)

create an access for the wiring. Contact a drywall contractor to mud and tape noted area to match the existing finishes within the home.
c. FYI; There was some surface mold noticed in the cubby area next to the chimney from past moisture intrusion. Noted area was dry at the time of inspection and leak is believed to have been active prior to the new roof and flashing. Recommend treating and encapsulating organism as needed or removing and replacing drywall with any and all surface mildew if desired.





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Summary (Continued)

33. ***All - Living Space Floors:*** Carpet, Vinyl Plank, Vinyl Floor Tiles - There were some sections of the vinyl plank flooring that had abnormal gaps. Recommend flooring be reinstalled as needed.

34. ***All - Living Space Doors:*** Hollow Wood - There were approximately two interior doors that rubbed on the doorjamb when opened and closed. Recommend doors be trimmed/shaved or adjusted to open, close, latch smoothly.

35. ***All - Living Space Smoke Detector(s):*** Operating Under Test, Has Carbon Monoxide Detector - Recommend a smoke detector be installed in every bedroom on the ceiling near the door.

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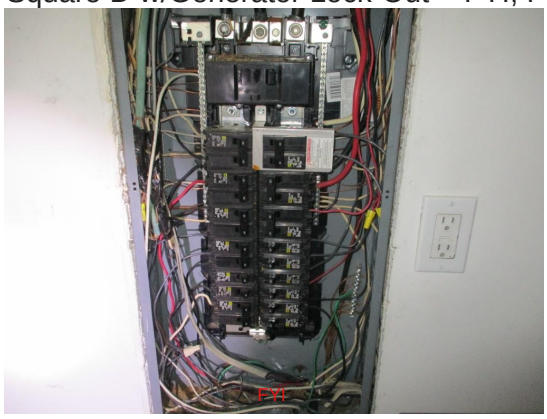
Summary (Continued)

Electrical

36. *Service Line Entrance:* Overhead - Recommend trees be pruned so they are not in contact with the service power drop to the structure. Contact a licensed tree service to trim as needed.

37. *Garage Electric Panel Electrical Panel:* Square D w/Generator Lock-Out - FYI; Photo(s).



38. *Garage Electric Panel Receptacles / Switches:* Lighting, Switch(es), Receptacle(s) - a. Recommend all lighting fixtures have matching and operating bulbs installed. See photos for locations where bulbs were not active.
b. The wall switch in the hallway did not illuminate the can lights over the kitchen island cabinetry. Recommend further evaluation by licensed electrical contractor.
c. Recommend the receptacle and junction box in the primary bathroom be repaired as needed to be secured by licensed electrical contractor.
d. There was one receptacle noticed in the primary bedroom that was ungrounded. Recommend licensed electrician properly connect wires on the backside of the outlet.

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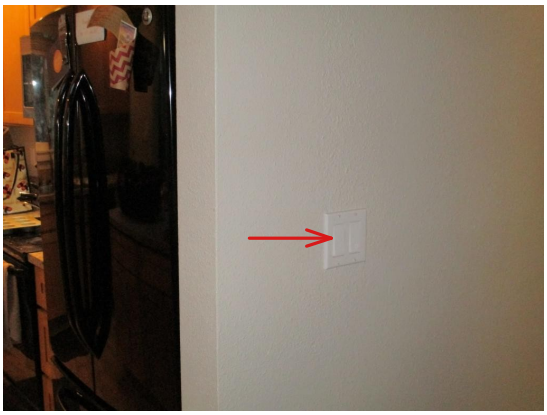
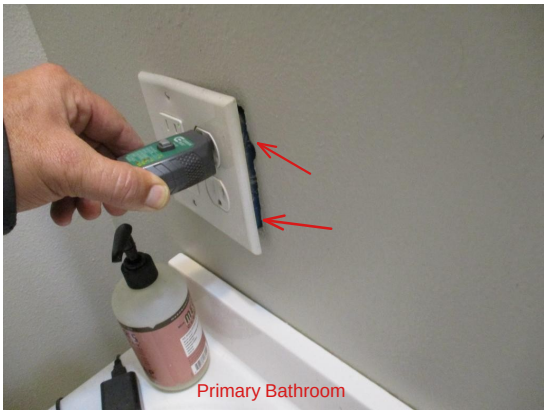
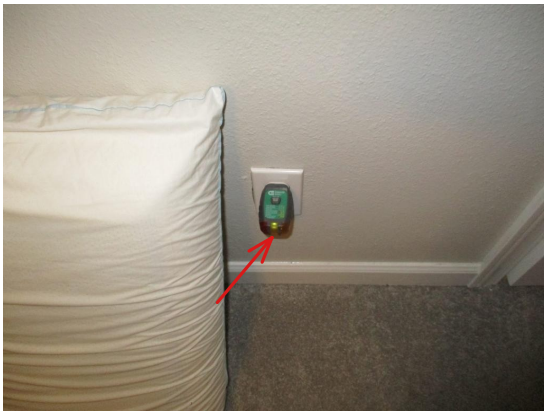
Electrical (Continued)







Kitchen

39. *Main Floor Kitchen Refrigerator:* Operates - (3 yrs. old) (15 year life expectancy), Water Not Connected - Recommend fridge have a water supply provided for the ice and water systems. Contact a licensed plumbing contractor to install and test as needed.

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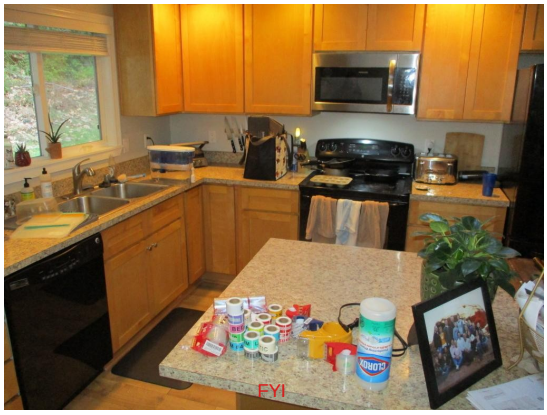
Kitchen (Continued)

40. *Main Floor Kitchen Cabinets:* Wood - FYI; Kitchen Photo(s). Recommend the island cabinetry in the kitchen be properly secured to the subfloor.



Laundry Room/Area

41. *Garage Laundry Room/Area Dryer Vent:* Vented To Exterior - Recommend the plastic grate covering the exterior vent be removed as this component is susceptible to become constricted with lint - this does not allow for efficiency with the dryer and is a potential safety hazard. Recommend the entire dryer duct be swabbed out from both ends with a duct cleaning device for fire safety and energy efficiency.

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Laundry Room/Area (Continued)

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