



Inspection Report

Mr. Niko Hilario
Mrs. Stephanie Hilario

Property Address:
4541 148th Street NE
Marsyville WA 98271



Preferred Home Inspection Services Inc.

Michael C. Fischer 000871
Contact Phone: 425-308-9445
Report Exceeds Washington State Standards of Practice.
Washington State License #000871

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General Summary



Preferred Home Inspection Services Inc.

Contact Phone: 425-308-9445

**Report Exceeds Washington State Standards of Practice.
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Customer

Mr. Niko Hilario
Mrs. Stephanie Hilario

Address

4541 148th Street NE
Marsyvlle WA 98271

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

It is common for any house of this age to need minor repairs, caulking and paint. Recommend repairs as needed.

White board trim: White board trim is a fir/hemlock wood that is designed for exterior use. Because it is not cedar it can rot if not properly painted and maintained. Recommend routine painting to maintain white board trim.

This home is sided with horizontal cement plank siding. Siding has been well painted at the time of the inspection.

Cement siding: All butt joints: Missing butt flashing or caulking. Recommend caulking paint at all butt joints to prevent moisture from getting behind the siding. Repair.

Cement siding: Cement siding for this house has multiple breaks in the siding. Not typical. Recommend contractor to evaluate to replace and paint damaged siding. Repair.

SW upper corner: Warped vertical corner trim. Recommend replacing corner trim and paint. Repair.

North side: Gap behind concrete stoop and siding. Recommend sealant to keep moisture out of this area. Repair.

2.1 GARAGE OVERHEAD DOOR

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Garage door: Metal overhead door has been stressed at the top center panel. This is evident from the tear in the metal skin. Door has a one inch gap at the top of the door to wood trim. This does not appear to affect the operation of the door. Recommend repair/replace door panel as needed.

2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

North side concrete patio and stoop: Concrete stoop and patio has settled away from the house and is now approximately 3 inches out of level. This is caused from the concrete stoop being installed over fill dirt. Recommend slab-jack contractor to raise concrete stoop and patio back to level position. Recommendation only.

2.8 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Fascia boards: Fascia boards extended at gutter end caps show typical weather damage. Recommend flashing over tops of fascia boards end cuts. Recommendation only.

3. ROOFING

3.0 ROOF COVERINGS

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Note: This is not a warranty of life to the roof covering. Preferred Home Inspection Services does not warranty the life of a roof covering.

Roof: 30 year architectural composition roof product: Roof appears to be in good shape at the time of inspection. No shingles are missing. Proper flashing. Proper ventilation. Roof is 15 years old. Roof will last at least another 5 years with routine maintenance.

Roof: Typical moss accumulation. Recommend routine cleaning to keep the moss to a minimum.

Roof: Tree hanging over roof. Recommend removing tree from away from roof. Repair.

3.3 ROOFING DRAINAGE SYSTEMS

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Gutters are full of debris. Gutters need to be cleaned. Recommend routine cleaning of gutters.

4. PLUMBING SYSTEM

4.3 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Upstairs hallway bathroom: Vanity sink plug does not work. Repair/replace sink plug.

5. ELECTRICAL SYSTEMS

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Inspected inside of panel. All connections are correct. No hazards found.

Electrical panel: Defective arch fault breaker. Replace breaker. Repair.

5.8 SMOKE DETECTORS

Inspected

Smoke detectors were tested at the time of inspection. Smoke detectors work correctly. Recommend retesting prior to moving in.

5.9 CARBON MONOXIDE DETECTORS

Inspected

Carbon Monoxide Alarms: Carbon Monoxide (CO) is odorless, tasteless and invisible, and a leading cause of accidental poisoning deaths in North America--it's a silent killer. Anything that burns fossil fuels is a potential source of CO. Washington State requires all homes regardless if they use fossil fuels to have a CO detector on each floor.

Carbon monoxide detectors in place on both levels.

7. INTERIORS

7.2 WALLS

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Upstairs: Found several walls where settlement cracks are visible. This is not a structural issue. Recommend re-taping all cracked drywall, texture and paint. Repair.

7.3 FLOORS

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Kitchen: Water damage to engineered hardwood flooring. Repair.

7.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Upstairs hallway bathroom: Door sticks in door jamb. Recommend re-hanging this door. Repair.

Upstairs east side bedroom: Door sticks in door jamb. Recommend re-hanging this door. Repair.

Master bedroom: Missing door stop. Replace door stop.

Master bedroom: Keyed passage hardware. Recommend obtaining key or replace hardware.

7.7 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Note: In the process of inspecting windows, Preferred Home Inspection Services makes every effort to find all broken glazing but may miss one. Missing a broken window does not mean Preferred Home Inspection Services in responsible for replacing broken glass.

Living room east wall: Window has broken seal. Recommend reglazing this window. Repair.

Dining area: Slider screen door has holes in the screening. Recommend re-screening this door. Repair.

South bedroom: Window screen is damaged. Replace screen. Repair.

Upstairs hallway bathroom: Window has broken seal. Recommend reglazing this window. Repair.

8. INSULATION AND VENTILATION

8.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

All fans properly vented to roof. No recommendation.

Dryer vent: Recommend cleaning dryer vent ducting if not done within the last 12 months.
Recommend annual cleaning.

9. BUILT-IN KITCHEN APPLIANCES

9.2 RANGE HOOD

Repair or Replace

Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Kitchen: Hood vent: Hood vents to room. Recommend repair to direct fan baffles to vent air to exterior vent. Repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Michael C. Fischer

General Info

Property Address 4541 148th Street NE Marsyville WA 98271	Date of Inspection 7/8/2026	Report ID 4541
Customer(s) Mr. Niko Hilario Mrs. Stephanie Hilario	Time of Inspection	Real Estate Agent Peter Rivera Coldwell Banker Bain

Inspection Details

Style of Home: Two Story	Age Of Home: 2011	Home Faces: South
Client Is Present: Yes	Radon Test: No	Water Test: No
Weather: Cloudy	Temperature: Below 60	Rain in last 3 days: No

Comment Key & Definitions**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 10 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and

possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

1. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FLOOR STRUCTURE: 4 x 4 POSTS 4 x 8 BEAMS 2 X 10 WOOD JOIST 3/4 inch OSB (ORIENTED STRAND BOARD) SUB FLOOR	METHOD USED TO OBSERVE CRAWLSPACE: CRAWLED	FOUNDATION: POURED CONCRETE
WALL STRUCTURE: 2 X 6 WOOD	COLUMNS OR PIERS: CONCRETE RIBBON FOOTINGS	ROOF STRUCTURE: ENGINEERED WOOD TRUSS 2X4 RAFTERS OSB SHEATHING
ROOF-TYPE: GABLE	METHOD USED TO OBSERVE ATTIC: FROM ENTRY	ATTIC INFO: SCUTTLE HOLES ACCESS FROM BEDROOM ACCESS FROM HALLWAY

		IN	NI	NP	RR
1.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
1.1	CRAWLSPACE	•			
1.2	WALLS (Structural)	•			
1.3	COLUMNS OR PIERS	•			
1.4	FLOORS (Structural)	•			
1.5	CEILINGS (structural)	•			
1.6	ROOF STRUCTURE AND ATTIC	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

1.0 Foundation walls look good. No abnormal signs of water penetration. No abnormal or harmful condensation on building components.

1.1 Crawlspace clean, dry with 6 mil vapor barrier in place at the time of the inspection.



1.1 Item 2(Picture)

1.1 Item 1(Picture)



1.1 Item 3(Picture)

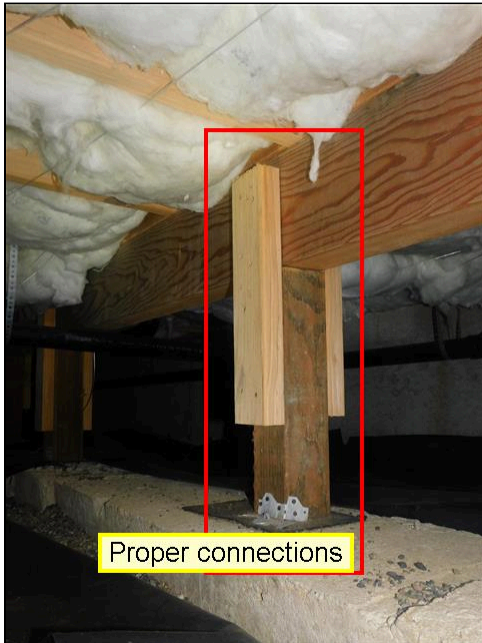


1.1 Item 4(Picture)

1.3 Information only: Proper connection between posts and beams.

Information only: Proper connections from posts to pier pads.

Information only: Proper barrier separation between posts bases and concrete pads.



1.3 Item 1(Picture)

1.6 Roof structure: Engineered truss construction.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

AUTO OPENER MANUFACTURER:

GENIE

SIDING STYLE:

LAP

SIDING MATERIAL:

CEMENT-FIBER

EXTERIOR ENTRY DOORS:

STEEL

INSULATED GLASS

APPURTENANCE:

CONCRETE PATIO

CONCRETE STOOPS

CONCRETE SIDEWALK

GARAGE DOOR MATERIAL:

METAL

GARAGE DOOR TYPE:

TWO AUTOMATIC

DRIVEWAY:

CONCRETE

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM				•
2.1	GARAGE OVERHEAD DOOR				•
2.2	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•			
2.3	CARPORT:			•	
2.4	WINDOWS	•			
2.5	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS				•
2.6	DOORS (Exterior)	•			
2.7	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
2.8	EAVES, SOFFITS AND FASCIAS				•
2.9	BRICK CHIMNEY'S			•	
2.10	ADDITIONAL PICTURES	•			
2.11	EXTERIOR PATIO COVER			•	
2.12	GROUNDS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

It is common for any house of this age to need minor repairs, caulking and paint. Recommend repairs as needed.

White board trim: White board trim is a fir/hemlock wood that is designed for exterior use. Because it is not cedar it can rot if not properly painted and maintained. Recommend routine painting to maintain white board trim.

This home is sided with horizontal cement plank siding. Siding has been well painted at the time of the inspection.

Cement siding: All butt joints: Missing butt flashing or caulking. Recommend caulking paint at all butt joints to prevent moisture from getting behind the siding. Repair.

Cement siding: Cement siding for this house has multiple breaks in the siding. Not typical. Recommend contractor to evaluate to replace and paint damaged siding. Repair.

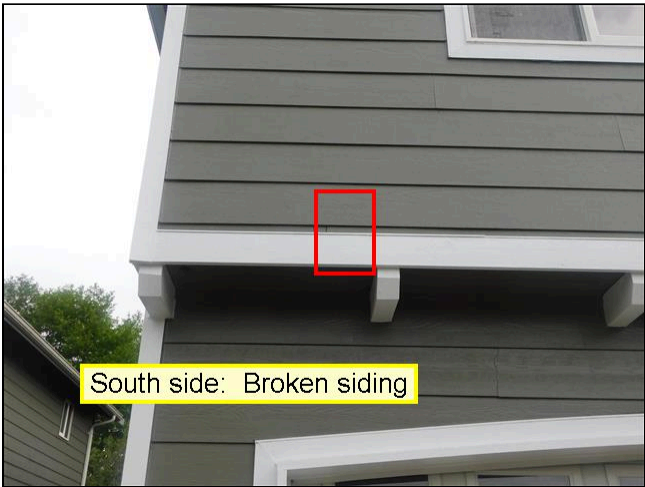
SW upper corner: Warped vertical corner trim. Recommend replacing corner trim and paint. Repair.

North side: Gap behind concrete stoop and siding. Recommend sealant to keep moisture out of this area. Repair.

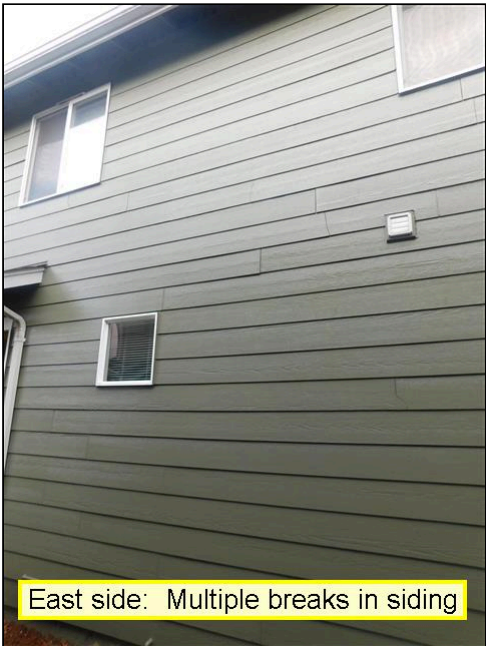


2.0 Item 1(Picture)

2.0 Item 2(Picture)



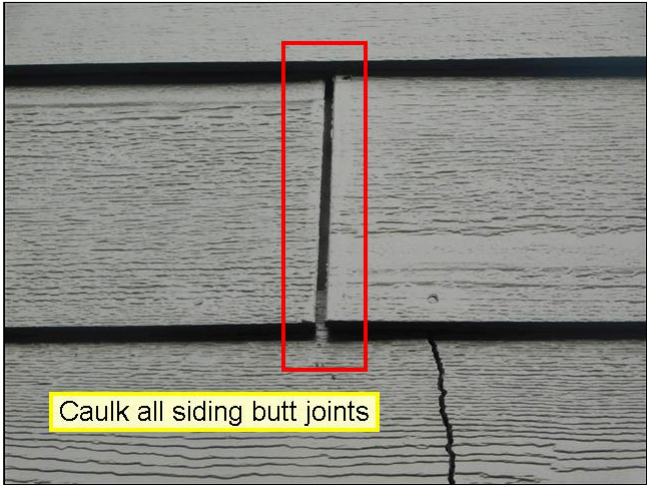
2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



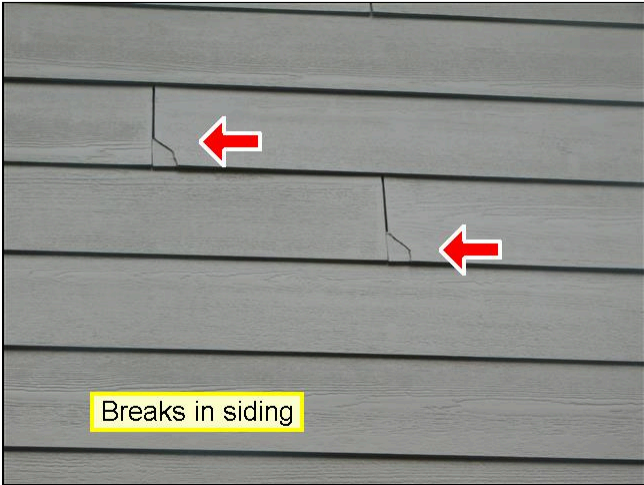
2.0 Item 6(Picture)



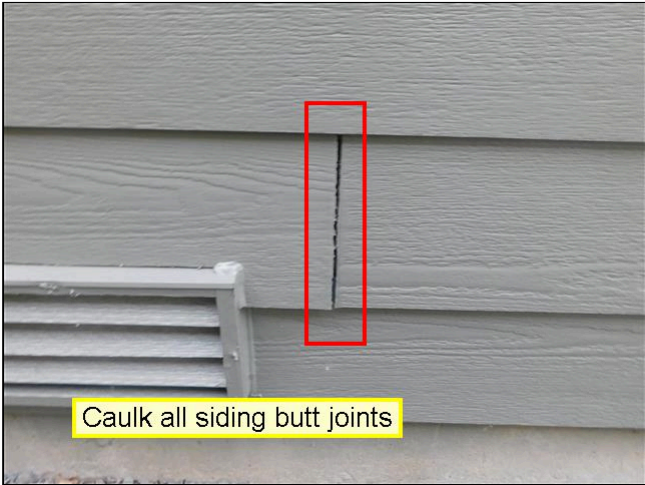
2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)



2.0 Item 12(Picture)

2.1 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Garage door: Metal overhead door has been stressed at the top center panel. This is evident from the tear in the metal skin. Door has a one inch gap at the top of the door to wood trim. This does not appear to affect the operation of the door. Recommend repair/replace door panel as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.5 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

North side concrete patio and stoop: Concrete stoop and patio has settled away from the house and is now approximately 3 inches out of level. This is caused from the concrete stoop being installed over fill dirt. Recommend slab-jack contractor to raise concrete stoop and patio back to level position. Recommendation only.



2.5 Item 1(Picture)

2.8 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Fascia boards: Fascia boards extended at gutter end caps show typical weather damage. Recommend flashing over tops of fascia boards end cuts. Recommendation only.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

2.10 Additional pictures:



2.10 Item 1(Picture)



2.10 Item 2(Picture)



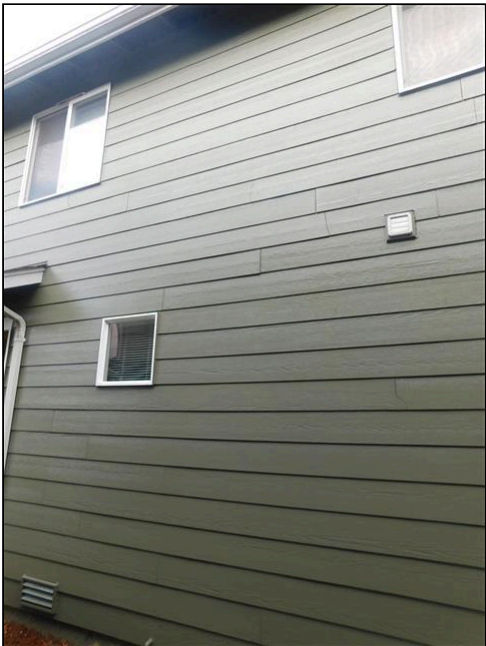
2.10 Item 3(Picture)



2.10 Item 4(Picture)



2.10 Item 5(Picture)



2.10 Item 6(Picture)



2.10 Item 7(Picture)



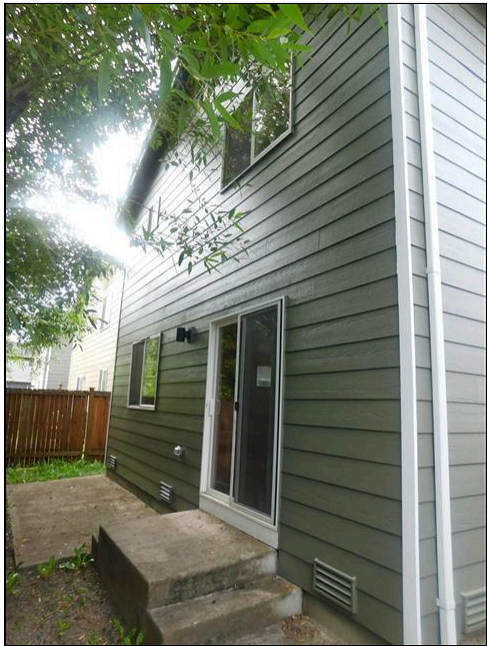
2.10 Item 8(Picture)



2.10 Item 9(Picture)



2.10 Item 10(Picture)



2.10 Item 11(Picture)



2.10 Item 12(Picture)



2.10 Item 13(Picture)



2.10 Item 14(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:

ARCHITECTURAL
30 YEAR COMPOSITION

VIEWED ROOF COVERING FROM:

WALKED ROOF

NUMBER OF SKYLIGHTS:

NONE

ROOF LAYERS:

ONE

		IN	NI	NP	RR
3.0	ROOF COVERINGS				•
3.1	FLASHINGS	•			
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
3.3	ROOFING DRAINAGE SYSTEMS				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

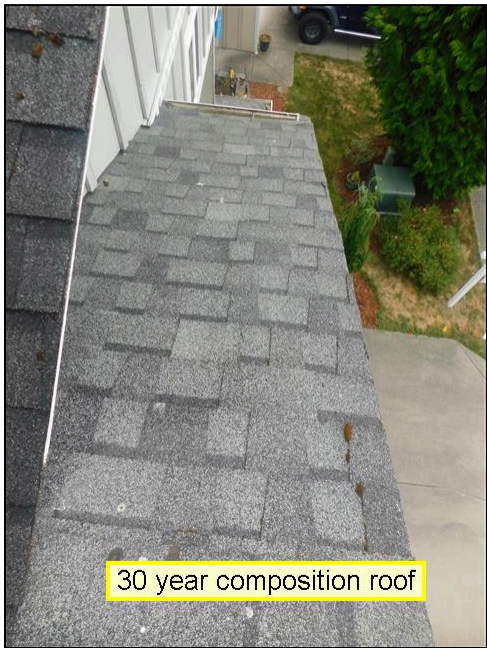
3.0 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Note: This is not a warranty of life to the roof covering. Preferred Home Inspection Services does not warranty the life of a roof covering.

Roof: 30 year architectural composition roof product: Roof appears to be in good shape at the time of inspection. No shingles are missing. Proper flashing. Proper ventilation. Roof is 15 years old. Roof will last at least another 5 years with routine maintenance.

Roof: Typical moss accumulation. Recommend routine cleaning to keep the moss to a minimum.

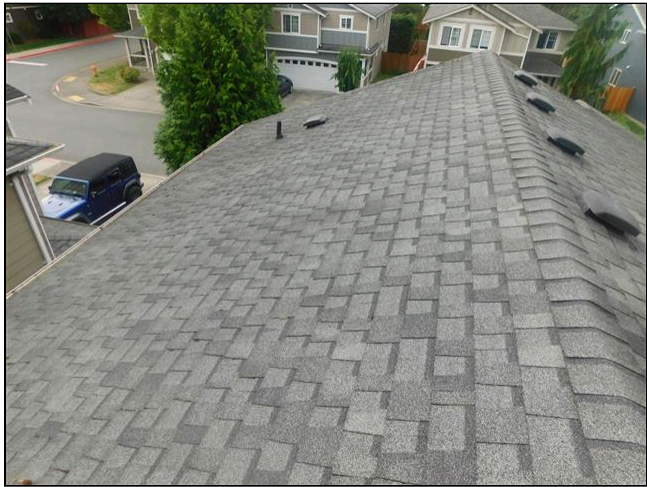
Roof: Tree hanging over roof. Recommend removing tree from away from roof. Repair.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)

3.3 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Gutters are full of debris. Gutters need to be cleaned. Recommend routine cleaning of gutters.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:

PUBLIC

WATER FILTERS:

NONE

WE DO NOT INSPECT FILTRATION SYSTEMS

PLUMBING SUPPLY:

NOT VISIBLE

PLUMBING DISTRIBUTION:

PEX

WASHER DRAIN SIZE:

2" DIAMETER

CAPACITY:

50 GAL (2-3 PEOPLE)

MANUFACTURER:

RHEEM

PLUMBING WASTE:

ABS

WATER HEATER POWER SOURCE:

ELECTRIC

		IN	NI	NP	RR
4.0	WATER METER	•			
4.1	EXTERIOR HOSE BIBS	•			
4.2	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	•			
4.3	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•
4.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
4.5	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
4.6	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			•	
4.7	SUMP PUMP			•	
4.8	HOT TUB			•	
4.9	SOAKER TUB			•	
4.10	JACUZZI BATH TUB			•	
4.11	WATER HOLDING TANK			•	
4.12	WATER TREATMENT SYSTEMS			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

4.0 Inspected the water meter when no water was running in the house. If water meter was running it would indicate that there could be a leak in the water service line from the meter to the house.

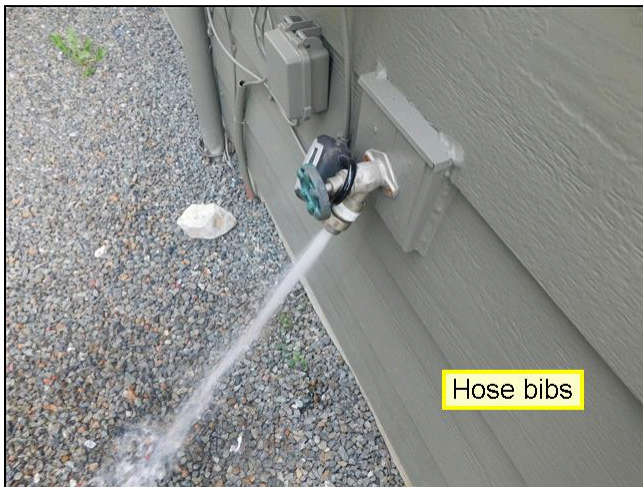
Meter was not running. This indicates there is no water leak in the water main from the meter to the house.



4.0 Item 1(Picture)

4.1 Good water pressure at both hose bibs.

Recommend hose bib cover on exterior hose bib during winter months.



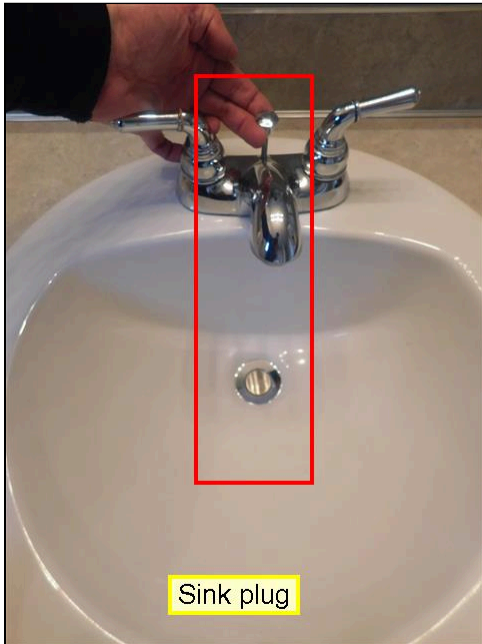
4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.3 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

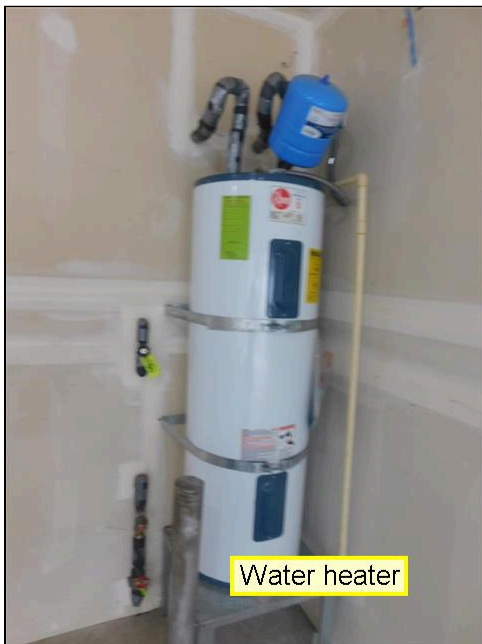
Upstairs hallway bathroom: Vanity sink plug does not work. Repair/replace sink plug.



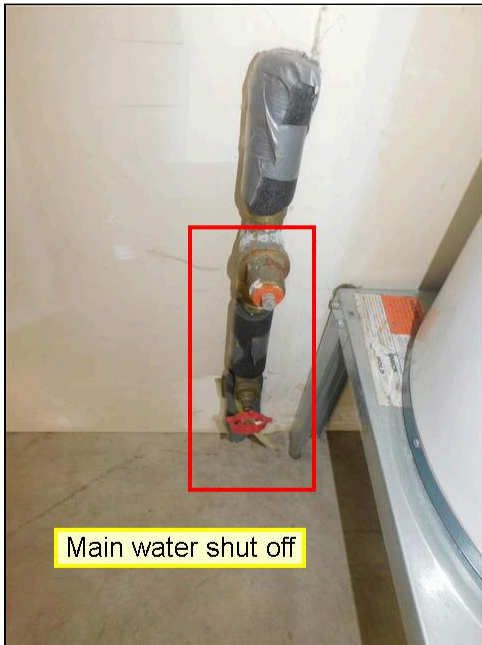
4.3 Item 1(Picture)

4.4 Proper installation of water heater: Water heater has the proper earthquake strapping installed high and low on tank and properly connected to the wall. TPRV installed correctly. Proper expansion tank in place.

Water heater new: May 2010. Water heater is 16 years old.



4.4 Item 1(Picture)

4.5 Located in garage.**4.5 Item 1(Picture)**

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS: ALUMINUM 220 VOLTS	PANEL CAPACITY: 200 AMP	PANEL TYPE: CIRCUIT BREAKERS
ELEC. PANEL MANUFACTURER: EATON	BRANCH WIRE 15 and 20 AMP: COPPER	WIRING METHODS: ROMEX NON-METALIC CABLE

		IN	NI	NP	RR
5.0	SERVICE ENTRANCE CONDUCTORS	•			
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				•
5.2	SUB PANEL: SERVICE AND GROUNDING EQUIPMENT, OVERCURRENT DEVICE			•	
5.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
5.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
5.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
5.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			
5.7	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
5.8	SMOKE DETECTORS	•			
5.9	CARBON MONOXIDE DETECTORS	•			
5.10	EMERGENCY LIGHTING			•	
5.11	SOLAR PANEL SYSTEM			•	
5.12	GENERATOR SYSTEM			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

5.1 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Inspected inside of panel. All connections are correct. No hazards found.

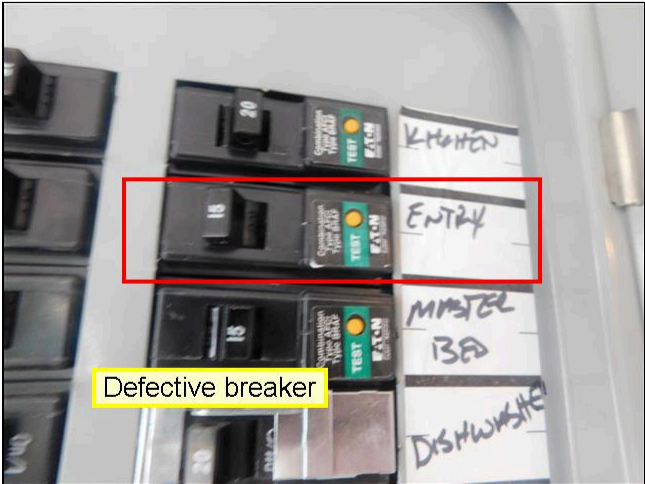
Electrical panel: Defective arch fault breaker. Replace breaker. Repair.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

5.7 Located in garage.

5.8 Smoke detectors were tested at the time of inspection. Smoke detectors work correctly. Recommend retesting prior to moving in.

5.9 Carbon Monoxide Alarms: Carbon Monoxide (CO) is odorless, tasteless and invisible, and a leading cause of accidental poisoning deaths in North America--it's a silent killer. Anything that burns fossil fuels is a potential source of CO. Washington State requires all homes regardless if they use fossil fuels to have a CO detector on each floor.

Carbon monoxide detectors in place on both levels.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:

FORCED AIR
WALL HEATERS

ENERGY SOURCE:

ELECTRIC

TYPES OF FIREPLACES:

NONE

		IN	NI	NP	RR
6.0	HEATING EQUIPMENT	•			
6.1	NORMAL OPERATING CONTROLS	•			
6.2	SOLID FUEL HEATING DEVICES			•	
6.3	GAS/LP FIRELOGS AND FIREPLACES			•	
6.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
6.5	PELLET STOVE			•	
6.6	NATURAL GAS LINES			•	
6.7	PROPANE STORAGE TANK			•	
6.8	BELOW OIL TANK STORAGE			•	
6.9	ABOVE GROUND OIL TANK			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

6.0 This home is heated with forced air electric wall heaters. All wall heaters work at the time of the inspection. No recommendation.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

WINDOW MANUFACTURER: ATRIUM	WINDOW TYPES: VINYL THERMAL/INSULATED	CEILING MATERIALS: SHEETROCK
WALL MATERIAL: SHEETROCK	FLOOR COVERING(S): PLYWOOD ENGINEERED HARDWOOD T & G CARPET VINYL	INTERIOR DOORS: HOLLOW CORE
CABINETRY: WOOD FRONTS COMPRESSED WOOD BOXES	COUNTERTOP: LAMINATE GRANITE TILE	

		IN	NI	NP	RR
7.0	GARAGE	•			
7.1	CEILINGS	•			
7.2	WALLS				•
7.3	FLOORS				•
7.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
7.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
7.6	DOORS (REPRESENTATIVE NUMBER)				•
7.7	WINDOWS (REPRESENTATIVE NUMBER)				•
7.8	ADDITIONAL PICTURES	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

7.2 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Upstairs: Found several walls where settlement cracks are visible. This is not a structural issue. Recommend re-taping all cracked drywall, texture and paint. Repair.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)



7.2 Item 4(Picture)

7.3 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Kitchen: Water damage to engineered hardwood flooring. Repair.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

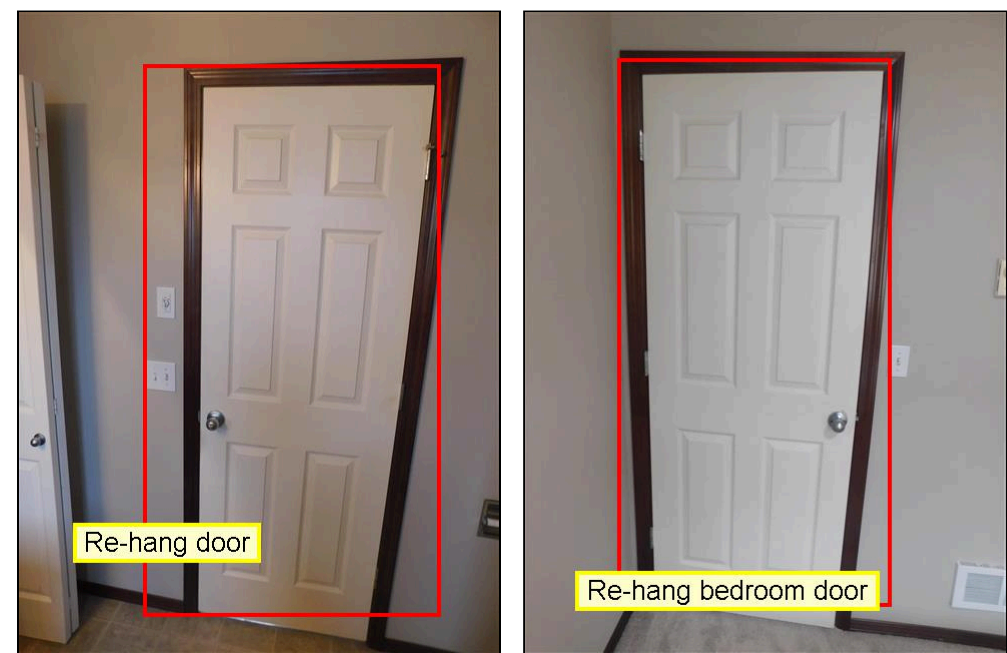
7.6 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Upstairs hallway bathroom: Door sticks in door jamb. Recommend re-hanging this door. Repair.

Upstairs east side bedroom: Door sticks in door jamb. Recommend re-hanging this door. Repair.

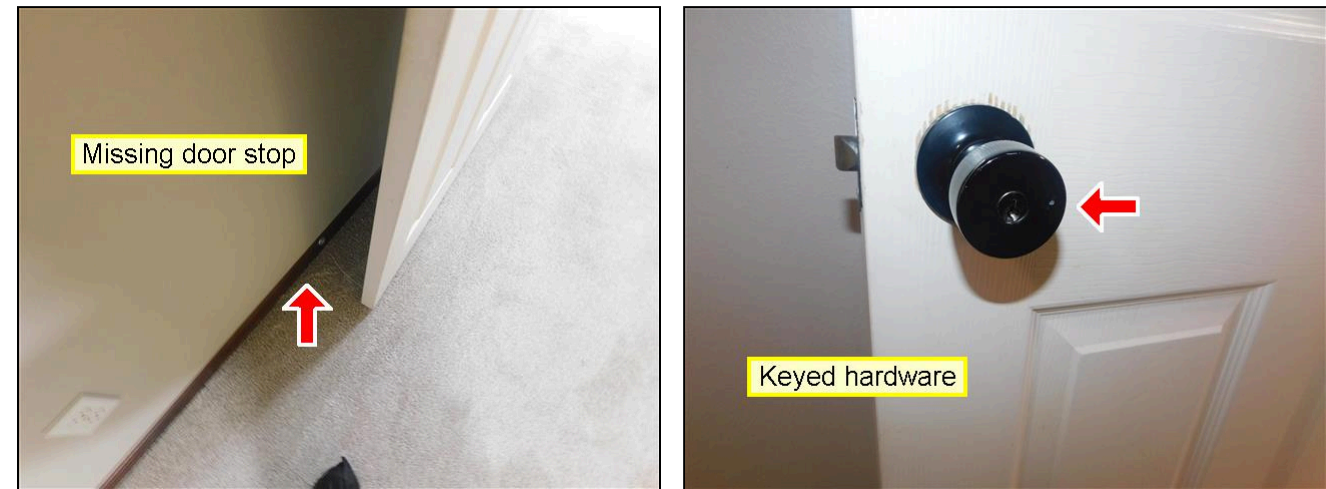
Master bedroom: Missing door stop. Replace door stop.

Master bedroom: Keyed passage hardware. Recommend obtaining key or replace hardware.



7.6 Item 1(Picture)

7.6 Item 2(Picture)



7.6 Item 3(Picture)

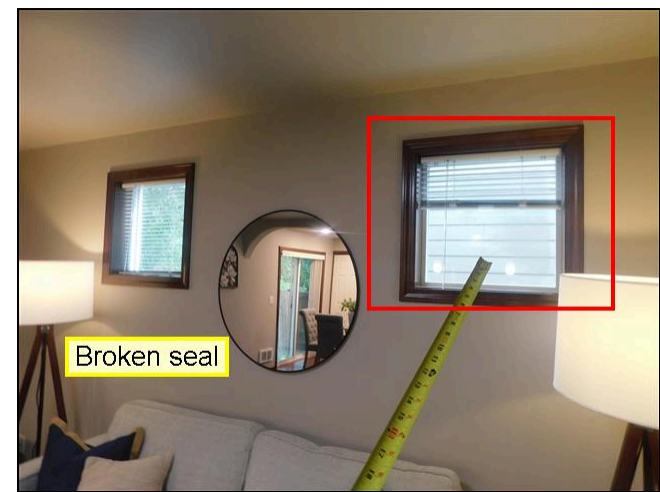
7.6 Item 4(Picture)

7.7 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Note: In the process of inspecting windows, Preferred Home Inspection Services makes every effort to find all

broken glazing but may miss one. Missing a broken window does not mean Preferred Home Inspection Services in responsible for replacing broken glass.

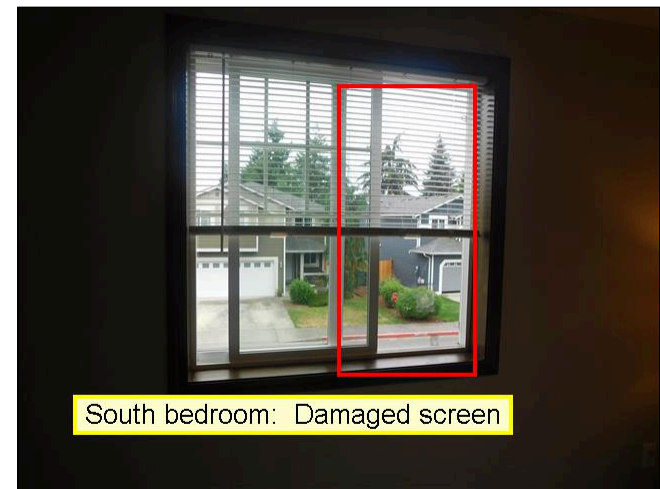
-
- Living room east wall: Window has broken seal. Recommend reglazing this window. Repair.
- Dining area: Slider screen door has holes in the screening. Recommend re-screening this door. Repair.
-
- South bedroom: Window screen is damaged. Replace screen. Repair.
- Upstairs hallway bathroom: Window has broken seal. Recommend reglazing this window. Repair.



7.7 Item 1(Picture)



7.7 Item 2(Picture)

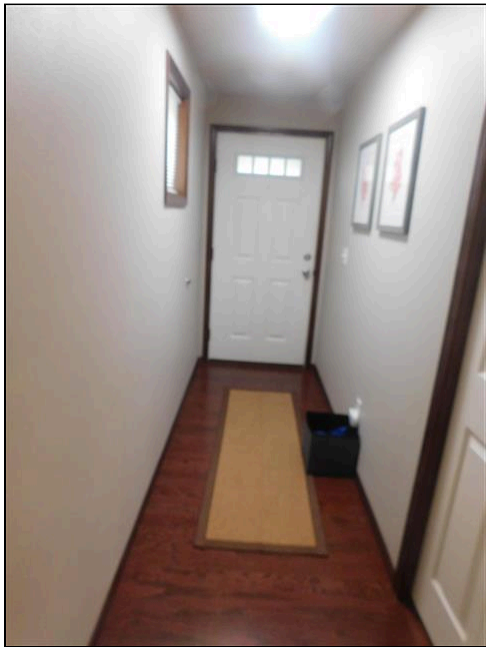


7.7 Item 3(Picture)



7.7 Item 4(Picture)

7.8 Additional Pictures:



7.8 Item 1(Picture)



7.8 Item 2(Picture)



7.8 Item 3(Picture)



7.8 Item 4(Picture)



7.8 Item 5(Picture)



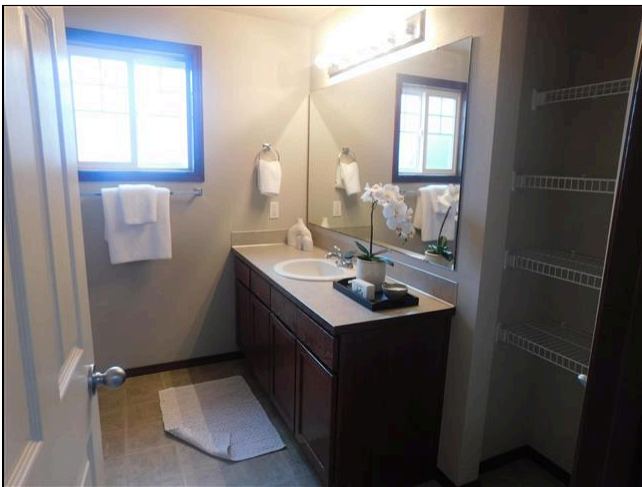
7.8 Item 6(Picture)



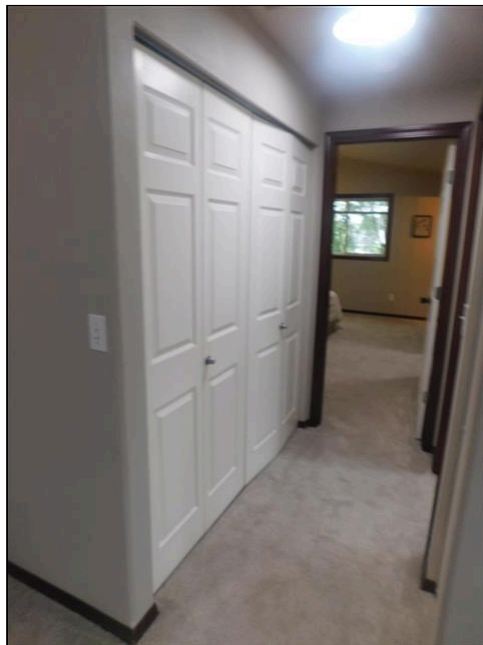
7.8 Item 7(Picture)



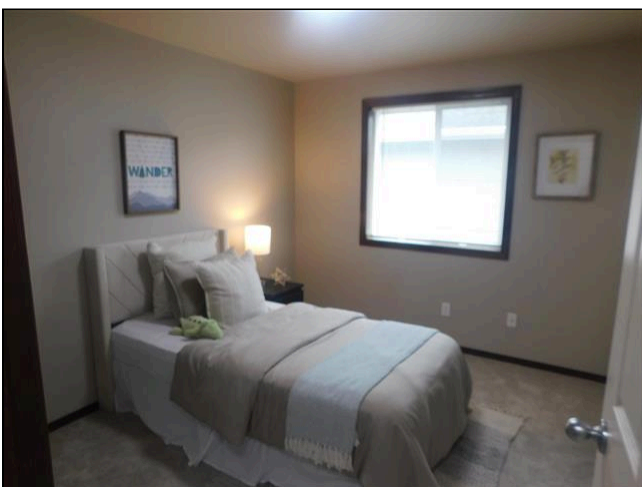
7.8 Item 8(Picture)



7.8 Item 9(Picture)



7.8 Item 10(Picture)



7.8 Item 11(Picture)



7.8 Item 12(Picture)



7.8 Item 13(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/ waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:	VENTILATION:	FLOOR INSULATION:
BLOWN	GABLE VENTS	FLOOR INSULATION IN PLACE
CELLULOSE	RIDGE VENTS	
APPROXIMATELY R-30	PASSIVE	
EXHAUST FAN TYPES:	DRYER POWER SOURCE:	DRYER VENT:
FAN ONLY	220 ELECTRIC	RECOMMEND ANNUAL CLEANING OF DRYER VENT LINE
FAN WITH LIGHT		

		IN	NI	NP	RR
8.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	•			
8.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
8.2	VENTING SYSTEMS (Kitchens, baths and laundry)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Heat loss: 25% through floor; 25% through walls and 50% through ceiling.

Attic: Insulation is in place. No recommendations.

Floor insulation in place. No recommendation.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.2 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

All fans properly vented to roof. No recommendation.

Dryer vent: Recommend cleaning dryer vent ducting if not done within the last 12 months. Recommend annual cleaning.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

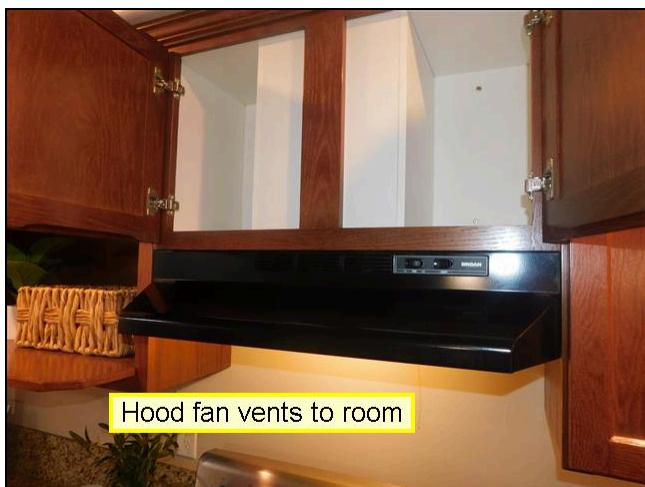
DISPOSER: BADGER	DISHWASHER: AMANA	EXHAUST/RANGE HOOD: NON-VENTED
RANGE: WHIRLPOOL	BUILT-IN MICROWAVE: NONE	REFRIGERATOR: KITCHEN AID
WASHER: SAMSUNG	DRYER: WHIRLPOOL	

		IN	NI	NP	RR
9.0	DISHWASHER	•			
9.1	RANGES/OVENS/COOKTOPS	•			
9.2	RANGE HOOD				•
9.3	TRASH COMPACTOR			•	
9.4	FOOD WASTE DISPOSER	•			
9.5	MICROWAVE COOKING EQUIPMENT			•	
9.6	REFRIGERATOR	•			
9.7	WASHER/DRYER	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

9.2 Items listed below need repair, minor repair or routine maintenance. It is recommended that all work to be done by a licensed general contractor or contractor with specialty license.

Kitchen: Hood vent: Hood vents to room. Recommend repair to direct fan baffles to vent air to exterior vent. Repair.



9.2 Item 1(Picture)

9.6 Inspected for power to unit. Checked water in the door. Refrigerator doors have a good seal.

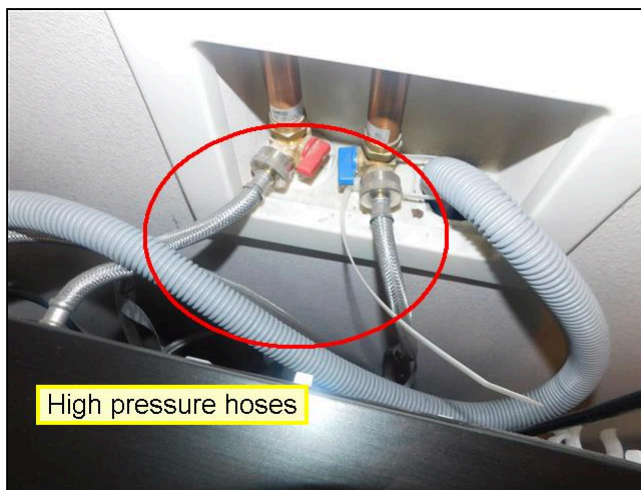
9.7 Inspected dryer for heat and noisy bearings.

Front load washer was not filled at the time of the inspection. Not inspected.

High pressure hoses in place.



9.7 Item 1(Picture)



9.7 Item 2(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.