



SUMMARY

1234 Main Street Addy WA 99101

Buyer Name
02/27/2023 9:00AM

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These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.



ITEMS INSPECTED



MINOR DEFECT,
MAINTENANCE ITEM,
OR FYI ITEM



MARGINAL DEFECT

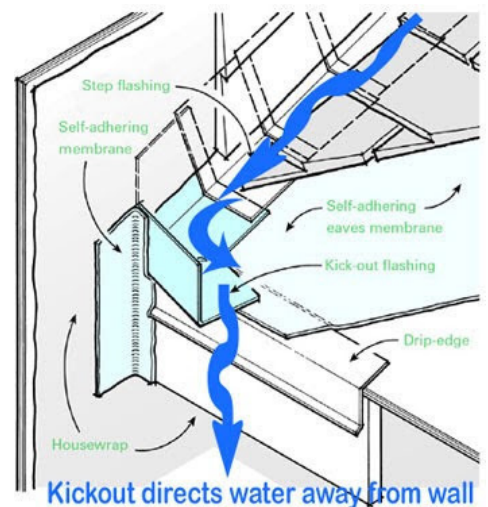
4.4.1 Roof Flashings

KICKOUT - MISSING



Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing and this should be investigated during the installation of kickout flashing.

Recommendation
 Contact a qualified roofing professional.



5.2.1 Walls/Cladding

GENERAL - SIDING TO GRADE CLEARANCE INADEQUATE Marginal Defect

Inadequate siding clearance was present. Siding is recommended to have anywhere from 2 - 6 inches of clearance from roof surfaces, from grade and/or from masonry surfaces. Modifications to achieve the proper clearance is recommended by a siding contractor.

Recommendation

Contact a qualified siding specialist.



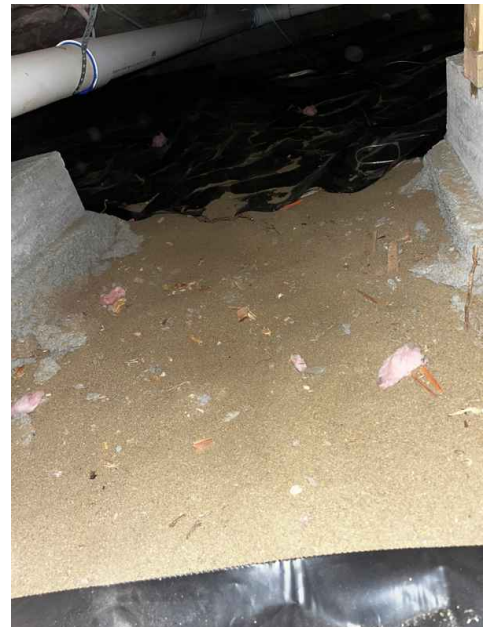
7.9.1 Ground Cover/Vapor Barrier

VAPOR BARRIER - GAPS Marginal Defect

There were gaps present in the vapor barrier. Full coverage of the vapor barrier, eliminating any visible dirt, is recommended to minimize moisture, humidity, and possible condensation in the crawl space. Repairs to the vapor barrier are recommended as needed for full coverage by a qualified person.

Recommendation

Contact a qualified professional.



7.11.1 Ventilation

VENTILATION OPENING(S) - CLOSED Marginal Defect

There were closed or blocked off ventilation opening(s) present in the crawl space. At least one sq. ft of ventilation is recommended for every 150 sq. ft. of crawl space area, which can be reduced to one sq. ft for every 1500 sq. ft with a continuous vapor barrier installed. Opening or removing blockages of the ventilation openings is recommended to be conducted by a qualified person to allow for proper ventilation.

Recommendation

Contact a handyman or DIY project

7.11.2 Ventilation

VENTILATION WELL(S) - TOO SHORT Marginal Defect

Wells surrounding ventilation openings were at grade. This can allow for rainwater infiltration into the well, and possibly into the crawl space. Replacement of the well for one with higher "walls" is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.

13.1.1 General Info

HVAC SERVICING DOCUMENTATION NOT PRESENT



Minor Defect, Maintenance Item, or FYI Item

Servicing and/or maintenance documentation was not present at the interior unit for the HVAC system(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units.

I recommend asking the seller(s) for the service records. If the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

14.1.1 Water Heater Condition

SERVICE DISCONNECT - NOT PRESENT



Marginal Defect

A service disconnect or lock out clip was not present for the water heater. This isn't a safety hazard for the occupants, but rather doesn't allow someone servicing the unit the means of shutting off power to the unit, when the electrical panel isn't in line of sight. The installation of a disconnect or lock out clip is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

14.1.2 Water Heater Condition

DRAIN PAN - DRAIN PIPE NOT RAN TO EXTERIOR

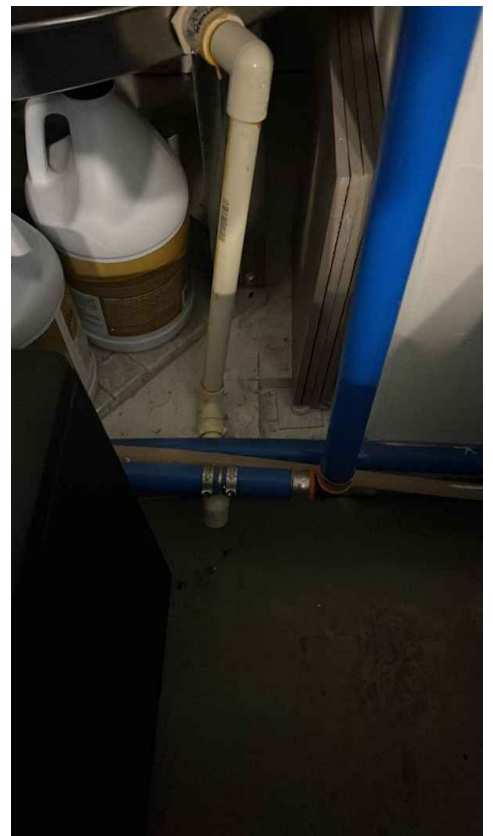


Marginal Defect

The drain pipe for the water heater drain pan did not run to the exterior of the home. Current building standards require drain pan drain pipes to run to the exterior of the home and be between 6 - 24" above grade. Repairs to properly terminate the drain pipe is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



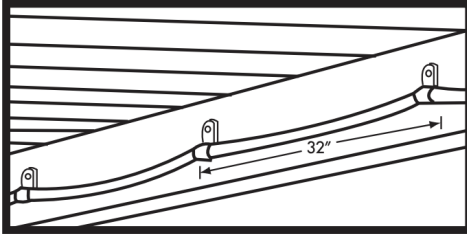
15.4.1 Water Pipes

PEX - INADEQUATE SUPPORT Marginal Defect

The PEX water pipes were inadequately supported in areas. PEX is recommended to be supported every 32" on horizontal runs. The installation of proper support is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



15.4.2 Water Pipes

PEX - NOT INSULATED Marginal Defect

There were aquapex distribution pipes present in the crawlspace that were not insulated. Although aquapex is more resilient to bursting from freezing temperatures, the water in the pipes can still freeze. The installation of pipe insulation to prevent freezing of the water in winter months is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.

18.2.1 Exterior Hardscapes & Flatwork - CSM

CRACKING - MINOR Minor Defect, Maintenance Item, or FYI Item

Minor cracking was present on the referenced concrete surface(s) (<1/8 inch wide). These can be from some degree of settlement or movement, from admixtures or the composition of the concrete, or even the weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum, to prevent further damage from freezing water in winter months.

Recommendation

Contact a qualified professional.