

Home Inspection Report



Inspector: Ben Tate

Inspection Date: 7/20/2026

24013924

88th Ave W, Edmonds, WA 98026

Report Introduction

We appreciate the opportunity to conduct this inspection and help you improve your buying decision! All items noted in the inspection report reflect the condition of the home at the time of the inspection and not a warranty or guarantee of how long they will continue to work or of future damage. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection report should not be considered a guarantee or warranty of any kind. This report will focus on safety and function. The inspection is not a code inspection; any previous permits for the property will not be examined, nor does it qualify as a city occupancy inspection. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection report. Reading and reviewing the inspection report is recommended, as not all items are posted to the summary page.

We may have been unable to fully view the foundation walls, structural components, floors, slabs, crawl spaces, attics, etc., in all locations due to finish materials, storage items, and personal belongings. These items prevent the inspector from viewing, testing, or accessing every area or component. In brief, it prevents the inspector from viewing, accessing, and checking all items. Concealed defects are NOT within the scope of our inspections. There may be deferred maintenance or items needing further evaluation, services, or repairs. We recommend that you carefully check any items you notice in the house while at the inspection and final walk-through of the home before the closing.

Properties being inspected do not "Pass" or "Fail." We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. **Note that a condition found in one area may exist in other areas even if not explicitly mentioned in the report.**

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon. These are only our best estimates of the condition on the inspection day.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.



Report Summary

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

Potential Safety Hazards - Electrical

Bedroom 3

Page 48 Item: 3	Ceiling Fan/Electrical	• Handyman wiring present, which is a potential safety concern. Recommend a licensed electrician evaluate and repair.
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Attic/Structure/Framing/Insulation

Page 57 Item: 8	Electrical	• There are spliced wires that are not enclosed in junction boxes in the attic, which is a safety hazard. Recommend a licensed electrician repair. • There is Romex wiring not properly installed/secured in the attic, which is a safety concern. A licensed electrician should be consulted to repair. • There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.
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Heating System

Page 65 Item: 4	Heating System Condition	• The heating system did not respond to normal controls during testing. Recommend further evaluation and repair by a licensed HVAC contractor prior to closing.
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Potential Safety Hazards - Other

Attic/Structure/Framing/Insulation

Page 54 Item: 5	Roof Structure	• There are cut rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.
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Overview

1. Overview

Scope of Inspection: All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Main Entrance Faces: For the purpose of this inspection, this house faces south.

State of Occupancy: Occupied

Weather Conditions: Sunny

Recent Rain/Snow: No

Ground Cover: Dry

Temperature at the inspection start: 62 Degrees

Approximate Age: >36



House Photos

1. House Photo's



The front of the house



The side of the house



The side of the house



The back of the house



Grounds

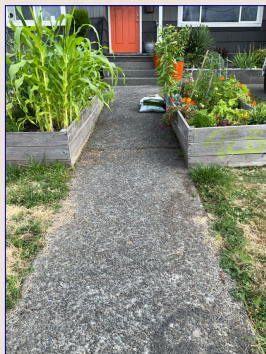
1. Service Walks



- Materials
- Concrete
- Condition
- Typical cracks



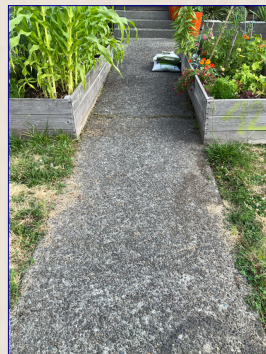
The Service Walk View



The Service Walk View



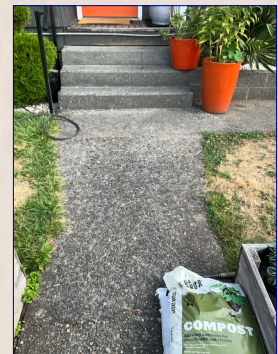
The Service Walk View



The Service Walk View



The Service Walk View



The Service Walk View

Bedroom 3 (continued)



There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.



There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

3. Ceiling Fan/Electrical

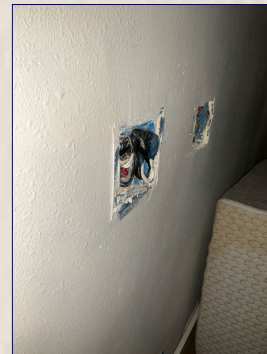
- Ceiling fan: N/A
- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: No
- Receptacles: Open ground/Reverse polarity: No
- Receptacles: Loose receptacles
- Electrical cover plate(s) missing

Observations:

• Handyman wiring present, which is a potential safety concern. Recommend a licensed electrician evaluate and repair.



Electrical receptacle not operating



Handyman wiring present, which is a potential safety concern. Recommend a licensed electrician evaluate and repair.

4. Heating Source Present

Heating Source:

- Yes
- Return Air Present (Vent or Under Door): Yes

5. Bedroom Egress

Egress:

- Egress restricted: No

Attic/Structure/Framing/Insulation (continued)

2. Insulation

- Insulation: **Cellulose**
- Insulation: Loose
- Insulation: Approximate depth: 4 inches
- Insulation Installed In: Between ceiling joists
- Vapor Barrier: Missing
- Insulation: Displaced
- Insulation: Missing
- Insulation: Recommend additional insulation

3. Ventilation

- Ventilation:
- Recommend additional ventilation



There appeared to be missing or insufficient ventilation in the attic. Calculating the attic ventilation is out of scope of a home inspection; however, there were visible deficiencies. Recommend a licensed contractor add additional ventilation.

4. Fans exhaust to

- Fans Exhaust To:
- Fans exhaust to the attic: No

5. Roof Structure

- Roof Structure: Rafters
- Roof Structure: Wood
- Roof Structure: Collar ties
- Structural Type Problems Observed: Yes
- Structural Type Problems Observed: Recommend structural engineer

Observations:

- There are cut rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.

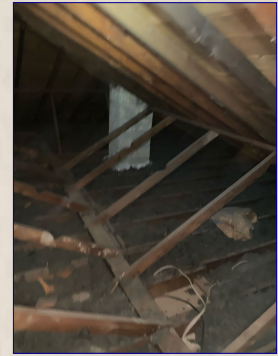
Attic/Structure/Framing/Insulation (continued)



There are cut rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.



There are cut rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.



There are cut rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.



There is evidence of separating of rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.



Signs of a missing support in the attic. Recommend a licensed structural engineer evaluate and repair or replace.



Signs of a missing support in the attic. Recommend a licensed structural engineer evaluate and repair or replace.



There are cracked rafters/trusses in the attic. Recommend a licensed structural engineer evaluate and repair or replace.

6. Flooring/Ceiling Joists/Sheathing

- Flooring: None
- Sheathing: Planking
- Sheathing: Stained
- Ceiling Joists: Wood

Attic/Structure/Framing/Insulation (continued)



There is staining and evidence of moisture in the attic. Recommend a licensed roofer repair.



There is staining and evidence of moisture in the attic. Recommend a licensed roofer repair.



There is staining and evidence of moisture on the roof sheathing as viewed from the attic. Recommend a licensed roofer repair.



There is staining and evidence of prior moisture on the roof sheathing as viewed from the attic. No current moisture was detected during the inspection. Recommend monitoring and consulting a licensed roofer as needed.



There is staining and evidence of prior moisture on the roof sheathing as viewed from the attic. No current moisture was detected during the inspection. Recommend monitoring and consulting a licensed roofer as needed.

8. Electrical

- Electrical: Open junction box(es)
- Electrical: Handyman wiring
- Electrical: Romex not installed properly
- Electrical: Safety Hazard

Observations:

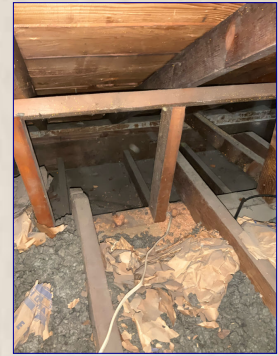
- There are spliced wires that are not enclosed in junction boxes in the attic, which is a safety hazard. Recommend a licensed electrician repair.
- There is Romex wiring not properly installed/secured in the attic, which is a safety concern. A licensed electrician should be consulted to repair.
- There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.



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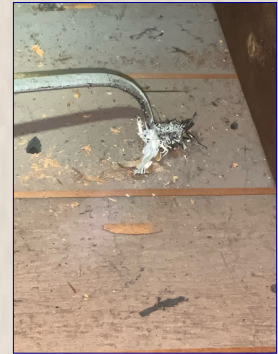
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Basement

1. Foundation

Materials:

- Poured concrete

Condition:

- Not Evaluated
- Movement apparent: East, West
- Indication of moisture: Yes



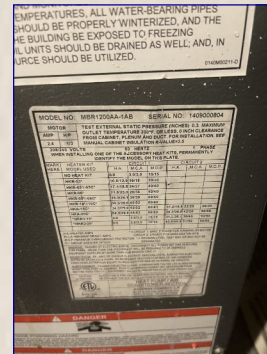
Heating System

1. General

- Brand:
- Approximate Age based on data tag: 10-15+ years
- Model # MBR1200AA-1AB
- Serial # 1409000804
- Energy source: Electric



The furnace area



The furnace, data tag

2. Distribution/Flue Piping

- Distribution: Metal duct

3. Filter/Operation/Other

- Filter: Standard
- Filter: Needs cleaning/replacement

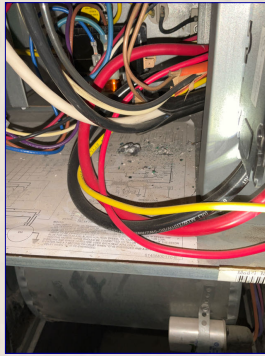
4. Heating System Condition



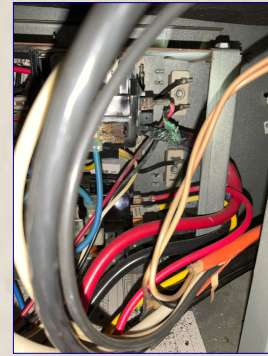
- System not operated due to: Blown transformer
- Recommend HVAC contractor evaluation/repair

Observations:

- The heating system did not respond to normal controls during testing. Recommend further evaluation and repair by a licensed HVAC contractor prior to closing.



The furnace did not operate when tested. Recommend further evaluation and repair by a licensed HVAC contractor prior to closing.



The furnace was in poor condition. Signs of a fire. Recommend a licensed HVAC contractor evaluation and certification before closing. Repairs or replacements should be made by a qualified licensed contractor.



Electric - Main Panel

1. Main Panel General

Photo:

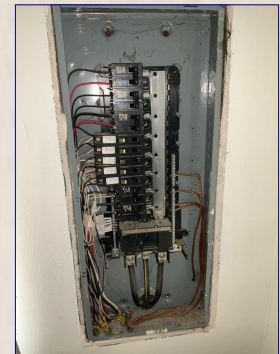
- Location: Interior wall
- Adequate Clearance to Panel: Yes



The main electrical service panel



The main electrical service panel



The main electrical service panel

2. Amperage/Voltage/Breakers/Fuses

- Amperage: 200 amps
- Voltage: 120/240 volts
- Breakers/Fuses: Breakers

3. GFCI/AFCI Breaker/Appears Grounded

- GFCI breaker installed: No
- **AFCI** breaker installed: Yes
- AFCI breaker operable: Not tested (house occupied)
- Appears Grounded: Yes
- Surge protection installed: No