INSPECTION SERVICES NORTHWEST

Solution Oriented Inspections
"We See Things Differently."

206 . 241 . 8087

RESIDENTIAL ISN

ISN COMMERCIAL

ICN #10687AQ023 Brian Allemand: WSHI#522 WSDA #58961

CONFIDENTIAL INSPECTION REPORT FOR THE PROPERTY LOCATED AT:

12314 Sample Dr E, Medina, WA

INSPECTION COMPLETED ON: AUGUST 8, 2017

EXCLUSIVELY PREPARED FOR:

Barbara Smith

REPRESENTED BY:

Stine Smith

NWG Real Estate

THIS AGREEMENT IS NOT TRANSFERABLE AND IS FOR THE SOLE USE OF THE CLIENT NAMED ABOVE.

3210 SW 166th St. Seattle, WA 98166 (206) 241-8087 – WADE@EMAILISN.COM

www.inspectionservicesnorthwest.com
3210 SW 166th Street - Seattle, WA 98166

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INSPECTION CONTRACT

THIS AGREEMENT by and between Inspection Services Northwest Inc. (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." **The Parties Understand and Voluntarily Agree as follows:**

OUTSIDE THE SCOPE OF THE INSPECTION:

Any area, which is not exposed to view, concealed, or inaccessible because of soils, walls, floors, carpets, ceilings, furnishings, or for any other reason is not included in this inspection.
This inspection does not include any destructive testing or dismantling. The client agrees to assume all the risks for conditions, which are concealed from view at the time of inspection.
This is not a warranty, guarantee, insurance policy or substitute for real estate transfer disclosure, which may be required by law.

Whether or not they are concealed, the following are outside the scope of this inspection:

- Building code, electrical code, plumbing code, zoning violations or any other code violations.
- Geological stability or soils conditions. Structural stability or engineering analysis.
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards unless included by separate report including laboratory analysis.
- Building value appraisal.
- Underground piping or components.
- Specific components noted as being excluded on the completed inspection forms.
- Private water or private sewage systems.
- Adequacy or efficiency of any system or component.
- Tenant owned improvements, partition wall systems and their components.
- Any equipment not used specifically in the operations and maintenance of the buildings.
- Termites, pests, or other wood destroying organisms
- Condition of detached buildings
- Pools or spa bodies and underground piping or components
- Saunas, steam baths, hot tubs and their fixtures and equipment
- Radio controlled devices, automatic gates, elevators, lifts, dumb waiters, and thermostatic or time clock controls
- Water softeners and purifier systems or solar heating systems
- Internal furnace components not accessible through visual inspection
- Freestanding appliances
- Security systems
- Personal property

(Some of the above items may be included in this inspection for additional fees. Check with your inspector.)

The client agrees that any comment on life expectancy of any component is subjective in nature and is only the opinion of the inspector. It is not possible to determine exact life expectancy of any building component.

THE SCOPE OF THE INSPECTION AND LIMITS OF LIABILITY:

The scope of this inspection is limited to visual inspection of the general systems and components of the home to identify any system or component listed in the report that may be in need of immediate major repair. The inspection will be performed in compliance with the standards of practice as outlined by the Washington State Department of Licensing. The scope of this report is limited to the items listed in the table of contents of this report.

1. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

Inspection outline:

2.INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

3. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

4. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises before any demolition or repairs are completed. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

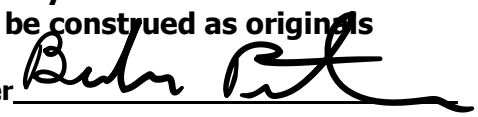
5. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

6. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

7. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Acceptance of contract:
The above prices, specifications and conditions are satisfactory to me and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signatures sent by facsimile transmission shall be construed as originals

Date of Acceptance: 8-8-17 Client/Purchaser 

Date of Acceptance:_____ Client/Purchaser_____

Acceptance for Inspection Services Northwest INC. 

PLEASE PRINT CLEARLY

Name(s):_____

Street: _____

City: _____

State: _____ Zip: _____

Email: _cbpetersen4@msn.com_____

Referred from Agent: _____ Friend: _____ Website: ____ Flyer: _____ Other: _____

INTRODUCTION

- The major components of the subject property have been inspected, including but not limited to structural components, electrical system, roofing system, plumbing system, foundation, and heating system. All systems are analyzed for general operation. This report does not intend to report on all cosmetic aspects of the building or report findings which are not degrading the property at the time of inspection.
- Our inspection was made visually. Accordingly, conditions that would require inspection by physical means may not have been disclosed.
- This report shall not be deemed a warranty or representation that the premises or fixtures or contents thereof are in a particular state or condition or comply with the requirements of law or are suitable for any particular use, but solely that the same appeared as described herein at the time of our inspection.
- Except as expressly stated in this report, no opinion is given as to any future condition of the premises, fixtures or contents, and where such opinion is given it is understood the same shall not be construed as a representation of warranty. Liability with respect to this report shall be limited to any damages resulting from negligence and shall not exceed the amount of compensation for preparation of this report.
- Any areas that are inaccessible to the inspector will not be included in this report. At the client's request, the inspector will return, at additional cost, to complete the inspection once access is available.
- The client must keep in mind that immediate repairs required are listed to guide the client in the decision making process. This list should in no way be taken as a list of all areas of

concern, but rather a list of the repairs deemed most important in the opinion of the inspector. The client should inspect the property, review the complete report carefully and read the disclosure form as completed by the seller, then draw his or her own conclusions of the repairs required to suit his or her current needs.

- This report does not cover the existence of lead paint. If lead paint analysis is required, it can be supplied under a separate report and for additional cost.
- This report does not cover the existence of asbestos. If asbestos analysis is required, it can be supplied under a separate report and for additional cost.

UNDERSTANDING THE FORMAT OF THIS REPORT

This report consists of 15 sections covering numerous aspects of the construction and condition of the property on the day of the inspection. Each section is broken into the following format.

1. THE BODY OF THE SECTION

This area uses a narrative form to outline the type of construction and the general condition of the items in the category. This section also lists areas that will need, at some point, the attention of the homeowner.

2. IMMEDIATE REPAIRS SUGGESTED SECTION

This section outlines the suggested repairs requiring immediate attention. Items listed in this area are the items, in the inspector's opinion, that require either complete replacement or repair to stop any ongoing degradation of the property.

KEY

The sliding bar: The sliding bar used in most sections of the report is used to highlight the general condition and effective life of each component. This bar is used in conjunction with the narrative findings. Items in the green section of the bar are in excellent to good condition with little or no signs of wear. The items in the yellow section are showing signs of normal wear or are chronologically at the middle of their effective lives. Items in the red section are either at or near the end of their effective live and could require replacement or repair in the short term. An item in need of a specific repair may be in good overall condition.

Good/ Green: An item listed in good condition means that there were no visible signs of abnormal wear or damage and that the item is in good functional condition at the time of the inspection. The item may show signs of normal wear for its age.

Fair/ Light green: An item listed in fair condition means that the item does show signs of wear and that it is in functional condition at the time of the inspection.

Monitor/ Yellow: Any item listed as requiring monitoring is a system that is in poor operating condition and could require substantial repair or replacement at any time.

Repair/ Orange: An item listed as past its effective life is operating at the time of the inspection but has been in use for a longer period than its usual life expectancy, and may require replacement at any time.

Repair/Red: An item listed as past its effective life is operating at the time of the inspection but has been in use for a longer period than its usual life expectancy, and may require replacement at any time.

SUMMARY

PRESENT AT INSPECTION:

Ms. Barbara Smith	**Purchasers**
Ms. Stine Smith	**Purchasers' Agent**
Mr. Brian Allemand	**Inspector**
Mr. Ron Mozzone	**Inspector**

PROPERTY SUMMARY

This summary sheet is provided for the purchaser's convenience. The purchaser must read the full report, do his or her own investigation and draw his or her own conclusions as to whether the property meets his or her needs. This report only details the condition onsite at the time of inspection. No assessment of future conditions is stated or implied. This report is limited to the findings made by a visual inspection of the home. Any items that are hidden from view are not covered in this report. If this report calls for a re-inspection, then this report must be considered incomplete and all information supplied in this report is subject to revision. It is the purchaser's obligation to call for re-inspection of any areas that were inaccessible at the time of the inspection.

ALL INSPECTIONS INCLUDE AN INFRARED CAMERA SCAN. INFRARED IS A SCANNING TECHNOLOGY THAT DOES NOT RECORD AN IMAGE UNLESS A REPORTABLE DEFECT HAS BEEN FOUND. IF DEFECTS HAVE BEEN LOCATED AN INFRARED STILL SHOT WILL BE INCLUDED IN THE BODY OF THE REPORT.

ALL REPAIRS SUGGESTED IN THIS REPORT SHOULD BE COMPLETED BY A LICENSED CONTRACTOR IN THE APPROPRIATE FIELD.

WASHINGTON STATE LAW REQUIRES THE SELLER TO INSTALL A CARBON MONOXIDE DETECTOR IN THE HOME AT THE TIME OF SALE BECAUSE ALL HOMES AS OF JANUARY 1, 2013.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 1: LANDSCAPING: PREVIOUS SETTLING WAS NOTED AT THE DRIVEWAY. REPAIR ALL TRIP HAZARDS, SEAL ALL CRACKS AND ENSURE ALL RUNOFF IS PROPERLY ROUTED AWAY FROM THE STRUCTURE.

INCREASE EARTH TO WOOD SEPARATION AT THE CRAWLSPACE AREA BELOW THE GARAGE. ANY DECAYED OR DAMAGED MATERIAL THAT IS LOCATED AFTER THE AREA IS RE-GRADED MUST BE REPLACED AS IS FOUND TO BE REQUIRED.

SECTION 2: DECKS PORCHES: LOCATE AND REPLACE ANY AND ALL DAMAGED AND OR DECAYED DECKING, JOIST, FASCIA, RAIL BLOCKING AND STRUCTURAL MATERIAL AT ALL DECKS. ALL DAMAGED MATERIAL THAT IS UNCOVERED MUST ALSO BE REPLACED AS FOUND TO BE REQUIRED.

REPAIR AND RE-SECURE THE LOOSE GUARDRAILS ON THE LOWER DECK SURFACE AT THE SOUTHEAST SIDE OF THE STRUCTURE AND AT THE DECK OFF OF THE MASTER BEDROOM.

INSTALL A PROPER GUARD RAILING AT THE TOP OF THE BRICK WALL AT THE REAR DECK AREA AS IS REQUIRED BY LOCAL CODE STANDARDS FOR SAFETY.

TUCK POINT THE BRICK WALL AT THE LOWER REAR DECK AS REQUIRED TO SECURE ALL BRICKS AND STOP FURTHER WATER DAMAGE.

INSTALL A PROPER HAND RAILING ON THE SOUTH EXTERIOR STAIRWELL.

SECTION 3: EXTERIOR: LOCATE AND REPLACE ANY DAMAGED SIDING MATERIAL ABOVE THE FRONT PORCH AREA. ANY DAMAGE THAT IS REVEALED AFTER THE SIDING IS REMOVED MUST ALSO BE REPLACED.

THE CLOTHES DRYER VENT AND PIPE IS CLOGGED WITH LINT AND IS A FIRE HAZARD. THE DRYER VENT LINE MUST BE PROFESSIONALLY CLEANED AND INSPECTED TO ENSURE IT IS SAFE AND IN PROPER OPERATING CONDITION.

REPAIR THE HOLE IN THE SIDING AT THE UPPER NORTH END OF THE HOUSE.

SCRAPE, PRIME AND REPAINT THE EXTERIOR OF THE BUILDING.

REPLACE THE DECAYED FASCIA BOARD MATERIAL AT THE DECK OFF OF THE MASTER BEDROOM.

LOCATE AND REPLACE ANY DAMAGED AND OR DECAYED SIDING TRIM MATERIAL AT THE BOTTOM TRIM AT THE SOUTH SIDE OF THE HOUSE. ANY FURTHER DAMAGE THAT IS REVEALED AFTER THE SIDING IS REMOVED MUST ALSO BE REPLACED.

RE-CAULK ALL FAILING CAULKING AS LOCATED AT THE SIDING BUTT ENDS, TRIM WORK, CORNER BOARDS, WINDOW SYSTEMS AND AS FOUND TO BE REQUIRED TO PREVENT WATER MIGRATION INTO THE SIDING MATERIAL AT ALL SIDES OF THE HOUSE.

SECTION 4: ROOFING: CUT THE SIDING BACK FROM THE ROOF SURFACE TO PROVIDE PROPER CLEARANCE FROM THE ROOF SURFACE.

CLEAN THE ROOF WITH A METHOD THAT WILL NOT DAMAGE THE ROOFING SYSTEM, THE CLEANING MUST REMOVE ALL LICHEN GROWTH, MOSS, AND WIND BLOWN DEBRIS, AND IF ANY DAMAGED ROOFING MATERIAL IS LOCATED DURING OR AFTER THE CLEANING IT MUST BE REPLACED AS FOUND TO BE REQUIRED TO ENSURE THERE ARE NO ACTIVE LEAKS. THE GUTTERS AND DOWNSPOUTS AND TIGHT LINES MUST ALSO BE CLEANED AND ANY REPAIRS NEEDED

MUST BE COMPLETED TO ENSURE THE SYSTEM IS PROPERLY DIRECTING ALL ROOF RUN OFF AWAY FROM THE STRUCTURE.

SECTION 5: GARAGE: BOTH GARAGE DOOR OPENER SAFETY STOPS SHOULD BE ADJUSTED OR REPAIRED AS IS FOUND TO BE REQUIRED TO ENSURE A PROPER SETTING OF APPROXIMATELY TEN POUNDS OF RESISTANCE PRESSURE TO RETURN THE DOOR TO AN OPEN POSITION.

A PET DOOR HAS BEEN INSTALLED AT THE SOUTH GARAGE MAN DOOR. COMPLETE ALL REPAIRS AS FOUND TO BE REQUIRED TO RESTORE THE FIRE RATING TO THE DOOR SYSTEM.

SECTION 6: FOUNDATION: EVIDENCE OF PAST WATER MIGRATION AND DECAYED SUB-FLOOR AND FRAMING MATERIALS WERE LOCATED BELOW THE FRONT OF THE GARAGE. LOCATE AND REPLACE ANY DAMAGED AND OR DECAYED SUB-FLOOR AND FRAMING MATERIALS BELOW THE FRONT GARAGE AREAS AND REPAIR THE WATER MIGRATION ISSUES THAT CAUSED THE DAMAGE. THE MID-SPAN SUPPORT BEAM AT THE NORTH END OF THE GARAGE HAS SETTLED AND THE JOIST DO NOT REST ON THE BEAM. REPAIR THE BEAM THAT HAS SETTLED AS FOUND TO BE REQUIRED TO PROPERLY SUPPORT THE FLOOR JOISTS. ANY FURTHER DAMAGE THAT IS REVEALED AFTER THE DAMAGED MATERIALS ARE REMOVED MUST ALSO BE REPLACED.

REMOVE ALL CELLULOSE DEBRIS FROM THE CRAWL SPACE AREA. CELLULOSE DEBRIS INCLUDE ALL WOOD, CARDBOARD, WOOD FORM TIES AND ANY OTHER FOOD SOURCE FOR WOOD FUNGUS GROWTH.

THE CRAWLSPACE AREAS MUST BE BAITED FOR RODENTS BY AN EXTERMINATOR AND HAVE ANY OTHER REPAIRS SUGGESTED BY THE EXTERMINATOR MUST BE COMPLETED.

SECTION 8: INTERIOR: REPLACE THE WINDOWS WITH FAILED SEALS IN THE UPSTAIRS NORTHWEST BEDROOM, BASEMENT BATHROOM AND AS LOCATED BY A LICENSED WINDOW REPAIR COMPANY.

INSTALL A PROPER HAND RAILING ON THE INTERIOR STAIRWELLS.

REPAIR THE MASTER BATHROOM DOOR TO LATCH WHEN SHUT.

BOTH FIREPLACE FLUES MUST BE CLEANED AND THE CRACKED REAR WALL OF THE MAIN FLOOR FIREBOX REPAIRED BY A QUALIFIED CHIMNEY SWEEP.

SECTION 9: BATHROOMS: THE JETTED BATHTUB COULD NOT BE TESTED AS THE DRAIN STOPPER DOES NOT FUNCTION AND IS THEREFORE EXCLUDED FROM THE REPORT. REPAIR THE DRAIN STOPPER AND REPAIR THE JETTED TUB AS REQUIRED FOR SAFE OPERATION.

SECTION 12: HEATING: THE FURNACES AND AIR CONDITIONING SYSTEMS MUST BE INSPECTED, TUNED AND REPAIRED AS FOUND TO BE REQUIRED BY A LICENSED SERVICE CONTRACTOR. REPAIRS MUST INCLUDE BUT NOT BE LIMITED TO A GENERAL TUNE UP AS RECOMMENDED BY THE MANUFACTURER, FILTER REPLACEMENT, GENERAL CLEANING, DUCT INSPECTION, CARBON MONOXIDE TESTING, AIR FLOW AND HEAT RISE TEST IN ALL LIVING SPACES AND ANY OTHER REPAIRS FOUND TO BE REQUIRED BY THE SERVICE TECHNICIAN.

REPLACE THE RUST DAMAGED VENT FOR THE FURNACE AT THE REAR ROOF LINE AS REQUIRED.

SECTION 13: ELECTRICAL: THE ELECTRICAL SERVICE MUST BE INSPECTED BY A LICENSED ELECTRICAL CONTRACTOR AND ALL REPAIRS FOUND TO BE REQUIRED MUST BE COMPLETED.

THE REPAIRS MUST INCLUDE BUT NOT BE LIMITED TO: REPLACING ALL BREAKERS WITH TEXTURE OVERSPRAY AND INSPECTING THE PANELS TO ENSURE IT IS CLEAN OF ALL FOREIGN MATERIAL AND SAFE FOR USE, INSTALLING ALL LOOSE/EXPOSED WIRING IN THE CRAWLSPACE IN A JUNCTION BOX WITH A COVER PLATE AND ANY OTHER REPAIRS DEEMED TO BE REQUIRED AND OR LISTED WITHIN THIS REPORT.

INSTALL PROPER BLOCK OUTS ON THE OPENING AT THE BACK OF THE SUB-PANEL AT THE HOT TUB EQUIPMENT AT THE NORTH SIDE OF THE HOUSE.

TWO ELECTRICAL WIRES LOCATED IN THE ELECTRICAL SUB PANEL AT THE HOT TUB EQUIPMENT AT THE NORTH SIDE OF THE HOUSE ARE CONNECTED TO A SINGLE BREAKER. THIS IS A SAFETY HAZARD BECAUSE THE BREAKER IS DESIGNED FOR A SINGLE WIRE. A LICENSED ELECTRICIAN SHOULD INSPECT THE INSTALLATION AND REPAIR AS FOUND TO BE REQUIRED.

INSTALL A LIGHT FIXTURE OUTSIDE THE SOUTH BASEMENT DOOR TO THE EXTERIOR.

SECTION 14: PLUMBING: THE HOT TUB IS NOT PART OF THE INSPECTION AND IS THEREFORE EXCLUDED FROM THE REPORT.

SECTION 15: HOT WATER: THE TEMPERATURE PRESSURE RELEASE VALVE (TPR) ON THE HOT WATER TANK MUST BE PROPERLY ROUTED TO THE EXTERIOR, A SINK, OR A FLOOR DRAIN.

INSTALL PROPER EARTHQUAKE STRAPS AT THE TOP AND LOWER THIRD OF THE TANK AS REQUIRED TO SECURE THE HOT WATER TANK TO THE WALL FRAMING SYSTEM.

MAIN CONTROL LOCATIONS

Electrical service location:

Basement

Crawl space access location:

North exterior & Basement

Attic access location:

Hallway & Master bedroom closet

Water main shut off valve:

Basement

Water temperature as tested at the kitchen faucet:

120° Fahrenheit

Gas meters and shut off location:

South Side

Ground fault reset for the bathrooms:

Main

For the purposes of this report, the structure faces:

West

Weather conditions:

Dry, Approximately 85 degrees

Need to know the chance of rain on a given day in Seattle (since everyone asks "does it always rain here!"):

http://www.komonews.com/weather/faq/4308877.html

General Seattle weather information:

http://www.komonews.com/weather/faq/4310827.html

GROUNDS AND OUTDOOR SPACES

1. LANDSCAPING, DRIVES, FENCING, GRADING

The landscaping is inspected for any unsafe conditions including dead or dying tree branches, plant or shrubs too close to the structure, pitch of the land in relation to the structure, abnormal cracking, sinking drives or walks and the general condition of fences. It is beyond the scope of this report to comment on any property boundaries. Deciduous trees cannot be analyzed for dead branches at certain times of the year.

IRRIGATION SYSTEMS ARE EXCLUDED FROM THIS REPORT, ANY FURTHER INFORMATION IS REQUIRED IT SHOULD BE GATHERED FROM THE SELLER OR AN EXPERT IN THE FIELD.

Condition of the lawn and landscaping: General landscaping conditions are noted to recognize adverse conditions that relate to the condition of the structure.

Trees and shrubs: Trees and shrubs that are a safety hazard to the structure will be noted.

Condition of fences: Fences in poor condition and in need of repair will be noted, but not listed for repair. Fencing does not affect the living structure.

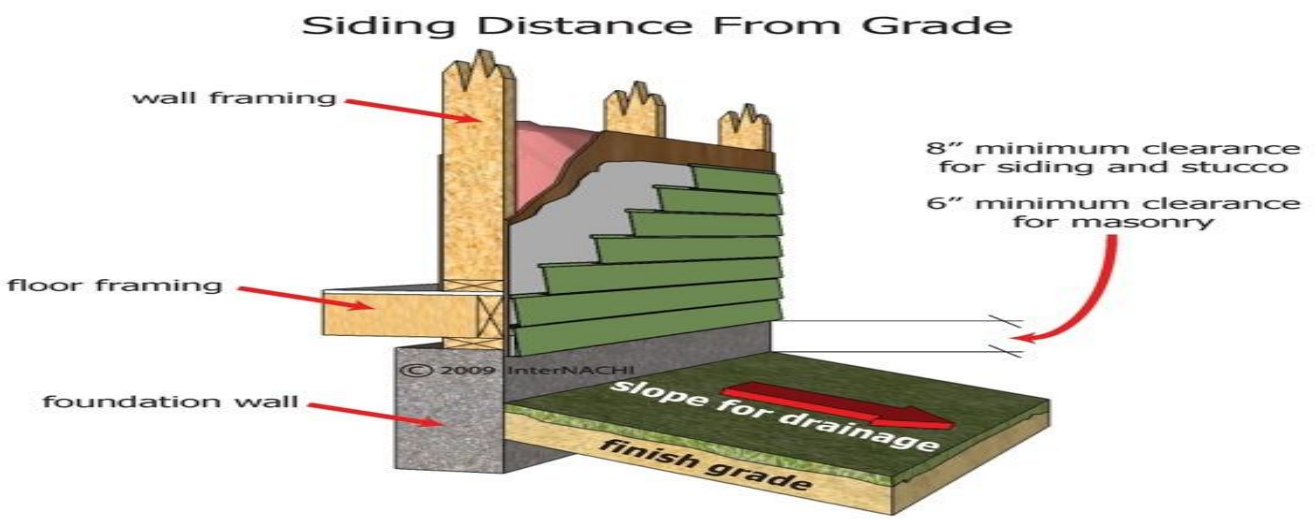
Condition of driveways and other impervious surfaces: Cracking and settling of driveways and walks is normal, particularly in older homes. Large cement pours without expansion joints will crack and settle with age. Only severe adverse conditions will be noted for immediate repair.

Trip Hazard / Previous settling: Previous settling has created trip hazards at the driveway / walkways. This damage appears to have been from either a lack of proper compaction of the materials or faulty drainage from the downspout or foundation drainage.

PREVIOUS SETTLING WAS NOTED AT THE DRIVEWAY. REPAIR ALL TRIP HAZARDS, SEAL ALL CRACKS AND ENSURE ALL RUNOFF IS PROPERLY ROUTED AWAY FROM THE STRUCTURE.

Grading: Proper grading of the landscape requires that all ground be positively sloped away from the structure. This is to ensure ground water is directed away from the structure and does not either pool against the foundation or enter the foundation crawl space. In some cases, the landscape has matured with an improper slope but has not had any adverse effect. In this case, no repair will be suggested.

Earth to wood contact: Earth to wood contact occurs when the landscaping, or any other material, is allowed to build up against any material that is subject to damage from water migration. This most commonly occurs when the grade level of the landscaping is increased over time. This direct contact will, overtime lead to decay of the siding and possibly framing materials. The damage can be severe in some cases and will almost always be hidden from view at the time of the inspection. In most cases we will not be able to determine the extent of the repairs required. This repair will be noted even if damage has not yet occurred to avoid future damage.



INCREASE EARTH TO WOOD SEPARATION AT THE CRAWLSPACE AREA BELOW THE GARAGE. ANY DECAYED OR DAMAGED MATERIAL THAT IS LOCATED AFTER THE AREA IS RE-GRADED MUST BE REPLACED AS IS FOUND TO BE REQUIRED.

Exterior plumbing protected from freezing:

No

IMMEDIATE REPAIRS SUGGESTED:

SECTION 1: LANDSCAPING: PREVIOUS SETTLING WAS NOTED AT THE DRIVEWAY. REPAIR ALL TRIP HAZARDS, SEAL ALL CRACKS AND ENSURE ALL RUNOFF IS PROPERLY ROUTED AWAY FROM THE STRUCTURE.

INCREASE EARTH TO WOOD SEPARATION AT THE CRAWLSPACE AREA BELOW THE GARAGE. ANY DECAYED OR DAMAGED MATERIAL THAT IS LOCATED AFTER THE AREA IS RE-GRADED MUST BE REPLACED AS IS FOUND TO BE REQUIRED.

2. OUTDOOR SPACES, DECKS, PORCHES

This area lists all information on porches, decking, gazebos, and any other outdoor structures attached to the main structure. Outbuildings are not included in this report. The general condition of the deck, porch, or patio is inspected for any decay or damaged material. Inaccessible, unsafe or decks less than five feet off the ground will not be inspected and or excluded from this report.

Decking information:
http://www.hometime.com/Howto/projects/decks/deck_1.htm

http://www.vadeck.com/

http://www.diynetwork.com/topics/decks/index.html

Structure type:

Attached decks

Condition of flooring: The visible deck flooring material is inspected for damage and decay. In most cases, some sections of the deck structure will be inaccessible because of grade or enclosures. Inaccessible areas are excluded from this report. Minor decay that does not affect the structural integrity or use of the deck system will not be listed for immediate repair.

Decayed deck / porch and stair material located: Decayed material was located at the south side and front porches during the course of the inspection. The exact extent of the damaged material and repair required cannot usually be determined until the area has been dismantled to reveal the underlying structure. All damaged material that is located during the process of repair must be replaced.

LOCATE AND REPLACE ANY AND ALL DAMAGED AND OR DECAYED DECKING, JOIST, FASCIA, RAIL BLOCKING AND STRUCTURAL MATERIAL AT ALL DECKS. ALL DAMAGED MATERIAL THAT IS UNCOVERED MUST ALSO BE REPLACED AS FOUND TO BE REQUIRED.

Was the deck substructure accessible?
Inaccessible decks areas are excluded from this report.

The upper deck structure was accessible

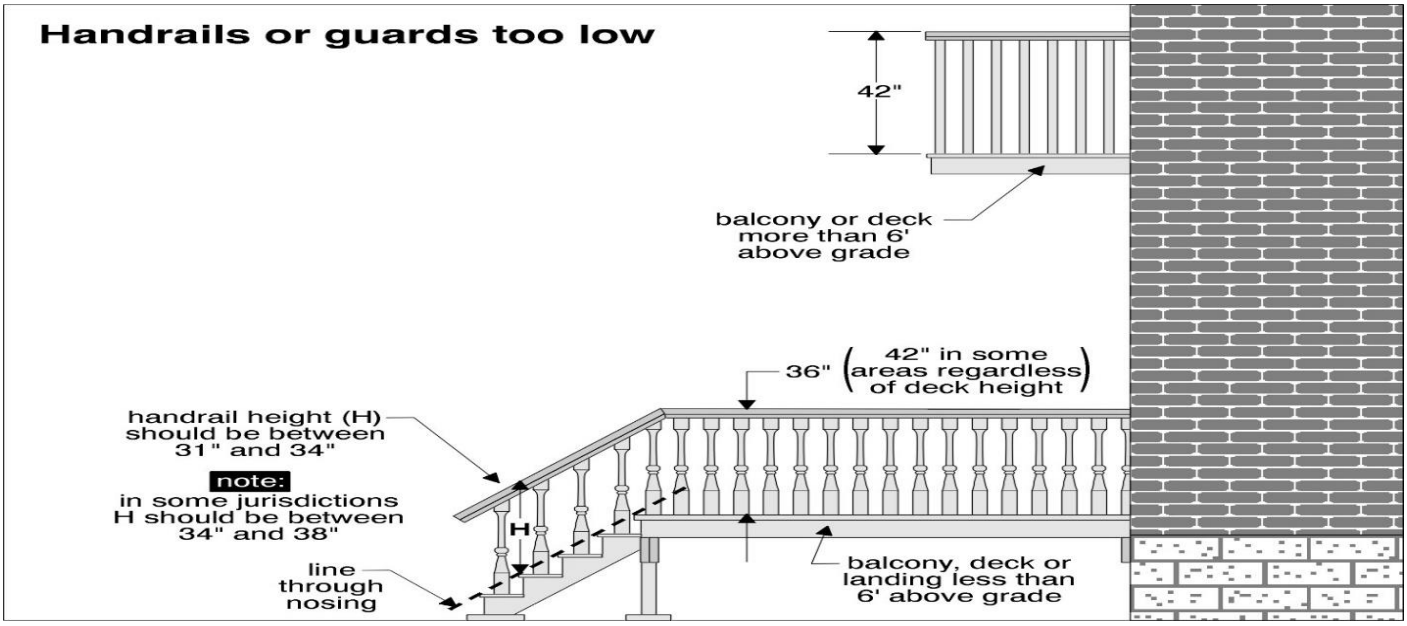
General condition of structure: A complete analysis of the structural integrity of the deck and components is beyond the scope of this inspection. If any deck is to be used for any purpose that increases the deck loads, the deck should be checked by a licensed contractor using load calculations to determine if the deck meets the proposed needs.

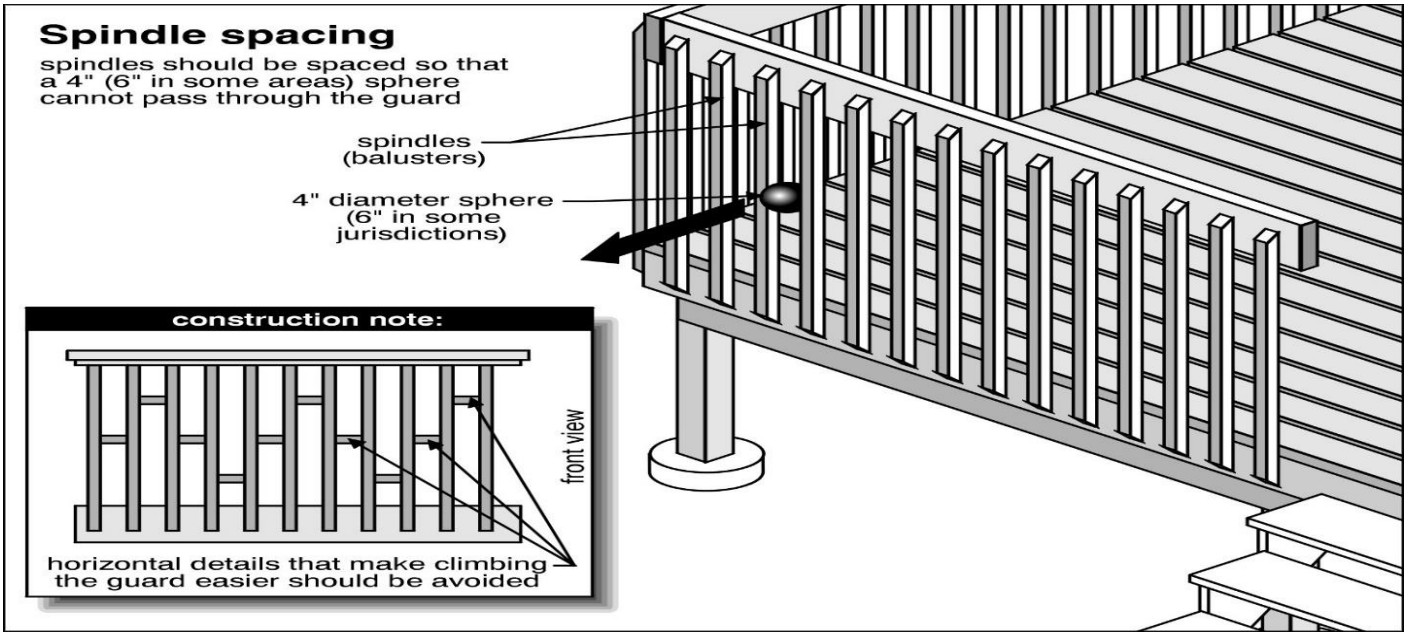
Railings: Older decks with guardrails that do not meet current standards will not be listed for upgrading. If the deck guardrails do not meet current safety standards, it is recommended that the purchaser upgrade the railing if any repairs are completed to the deck. Deck guardrails should have no openings at the railing spindles or at the bottom of the railing more than four inches wide. Deck guardrails should be 42 inches high. These requirements can change in local codes, check with the local building department if you are replacing a railing system.

Loose deck guardrails: The deck railing is very loose and does not meet current standards for safety. It is highly recommended that during the railing repairs the system be upgraded to current safety standards. Current standards require the guardrail be no less than 36 inches in height have intermediate rails that prevent an object of six inches of diameter or more from passing through the rails.

REPAIR AND RE-SECURE THE LOOSE GUARDRAILS ON THE LOWER DECK SURFACE AT THE SOUTHEAST SIDE OF THE STRUCTURE AND AT THE DECK OFF OF THE MASTER BEDROOM.

Deck guardrails/ handrails: The deck railing does not meet current standards for safety. It is highly recommended that during any deck or railing repairs the system be upgraded to current safety standards. Current standards require the guardrail be no less than 36 inches in height at ground level or 42 inches above first floor level and have intermediate rails that prevent an object of four to six inches of diameter or more from passing through the rails.





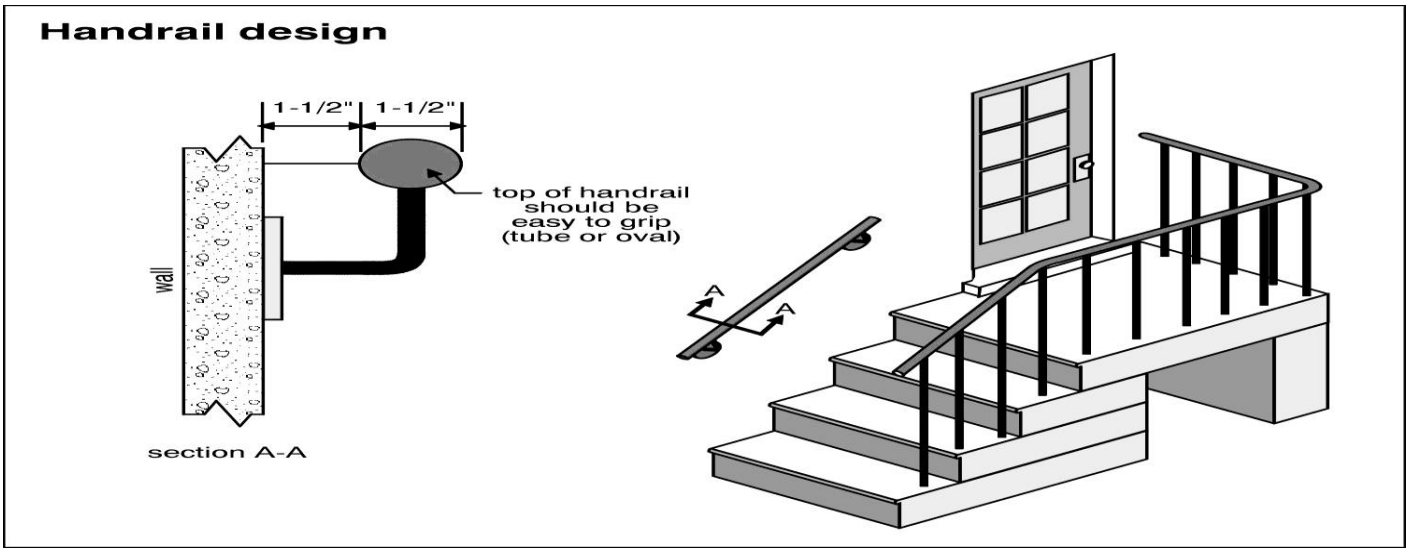
INSTALL A PROPER GUARD RAILING AT THE TOP OF THE BRICK WALL AT THE REAR DECK AREA AS IS REQUIRED BY LOCAL CODE STANDARDS FOR SAFETY.

TUCK POINT THE BRICK WALL AT THE LOWER REAR DECK AS REQUIRED TO SECURE ALL BRICKS AND STOP FURTHER WATER DAMAGE.

Are deck railing 36 inches high with no openings more than 4 inches wide:

Yes

Stair handrails: All stairwells of three or more risers must have a hand railing in place for the entire length of the stairs. The railing must be between thirty and thirty-eight inches high as measured from the nosing of the treads.



INSTALL A PROPER HAND RAILING ON THE SOUTH EXTERIOR STAIRWELL.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 2: DECKS PORCHES: LOCATE AND REPLACE ANY AND ALL DAMAGED AND OR DECAYED DECKING, JOIST, FASCIA, RAIL BLOCKING AND STRUCTURAL MATERIAL AT ALL DECKS. ALL DAMAGED MATERIAL THAT IS UNCOVERED MUST ALSO BE REPLACED AS FOUND TO BE REQUIRED.

REPAIR AND RE-SECURE THE LOOSE GUARDRAILS ON THE LOWER DECK SURFACE AT THE SOUTHEAST SIDE OF THE STRUCTURE AND AT THE DECK OFF OF THE MASTER BEDROOM.

INSTALL A PROPER GUARD RAILING AT THE TOP OF THE BRICK WALL AT THE REAR DECK AREA AS IS REQUIRED BY LOCAL CODE STANDARDS FOR SAFETY.

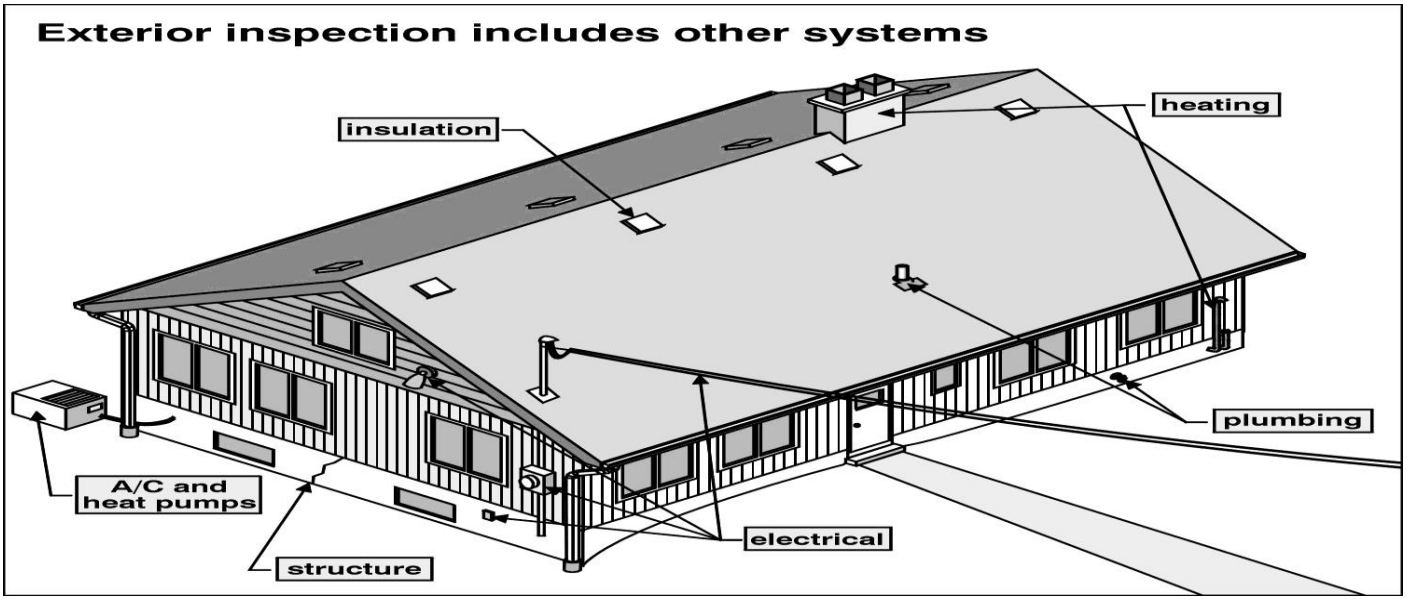
TUCK POINT THE BRICK WALL AT THE LOWER REAR DECK AS REQUIRED TO SECURE ALL BRICKS AND STOP FURTHER WATER DAMAGE.

INSTALL A PROPER HAND RAILING ON THE SOUTH EXTERIOR STAIRWELL.

BUILDING EXTERIOR

3. EXTERNAL WALL COVERINGS

The external wall coverings are inspected from the ground for general condition, condition of paint, any missing components or flashing, and excessive gaps between the siding and window trim. The fascia and soffit systems are inspected from the ground for venting and any signs of moisture buildup in the attic area.



Siding Material: Destructive testing or dismantling of the siding system is beyond the scope of this inspection. Problems related to wall flashing, window flashing, and house moisture barrier must be excluded from this report because of their hidden nature. If our visual analysis of the exterior or interior building components indicates a problem related to the siding or moisture barrier, invasive testing of the system should be performed by a licensed contractor or expert in the field. Older homes that have been upgraded with the installation of a second layer of siding over the original layer limit the effectiveness of a visual inspection. The original siding material may have damage that is hidden from view.

Horizontal Cedar / Brick Veneer

Further information: **http://architecture.about.com/od/sidingconstruction/**

Condition: The siding material is inspected for any substantial damage, missing components signs of material failure, decay or other visible damage. Identification of the type of material used and the manufacturer will be attempted if it is a manmade composite material. If the material is subject to a known class action suit, the appropriate contact information will be listed. It is outside the scope of the inspection to determine if a material is or is not eligible for a claim or monetary compensation.

LOCATE AND REPLACE ANY DAMAGED SIDING MATERIAL ABOVE THE FRONT PORCH AREA. ANY DAMAGE THAT IS REVEALED AFTER THE SIDING IS REMOVED MUST ALSO BE REPLACED.

THE CLOTHES DRYER VENT AND PIPE IS CLOGGED WITH LINT AND IS A FIRE HAZARD. THE DRYER VENT LINE MUST BE PROFESSIONALLY CLEANED AND INSPECTED TO ENSURE IT IS SAFE AND IN PROPER OPERATING CONDITION.

REPAIR THE HOLE IN THE SIDING AT THE UPPER NORTH END OF THE HOUSE.

Paint: The general paint condition is noted. Any areas of failing paint will be listed for immediate repainting.

Exterior Paint: The exterior paint work on a building is installed as a weather shield against water and sun damage to the building materials. The life expectancy of the exterior components of the building is substantially reduced if the paint fails. Proper repainting requires proper paint preparation. Installing new paint on failing paint is likely to cause more problems than it cures. The cheapest bid for paint work will cost you will cost you much more in the long run.

SCRAPE, PRIME AND REPAINT THE EXTERIOR OF THE BUILDING.

Further information: http://www.generalpaint.com/

Eaves, soffit and fascia condition:
The roof eave system is inspected for any water damage, bird damage or attic vent screen damage.

REPLACE THE DECAYED FASCIA BOARD MATERIAL AT THE DECK OFF OF THE MASTER BEDROOM.

Window material:

Wood

Window glazing:

Double pane

Decay:
Visual analysis of the siding condition and decay is limited to the area accessible from the ground. Destructive testing, which is beyond the scope of this report, may be required to reveal hidden decay in window frames or wall systems.

Decayed siding material located: Decayed siding material was located during the course of the inspection. The exact extent of the damaged material and repair required cannot usually be determined until the area has been dismantled to reveal the underlying structure. All damaged material that is located during the process of repair must be replaced.

LOCATE AND REPLACE ANY DAMAGED AND OR DECAYED SIDING TRIM MATERIAL AT THE BOTTOM TRIM AT THE SOUTH SIDE OF THE HOUSE. ANY FURTHER DAMAGE THAT IS REVEALED AFTER THE SIDING IS REMOVED MUST ALSO BE REPLACED.

Further information: http://www.forestprod.org/cdromdemo/wp/wp4.html

Caulking condition: Older homes do not generally have caulking material installed at the windows and trim work. Newer homes have a bead of caulking used to seal the gaps between the windows, doors and trim work. If the caulking has failed in these areas, or if the area is not caulked and is a possible water migration joint, caulking will be required.

Failing siding caulking: All areas of failing caulking at the butt end of the siding, at the window and trim areas and at all face nailing must be re-caulked to stop water migration damage to the siding material. All composite siding material can be subject to failure from water migration. This process should be done at the driest period of the year to ensure that the water content of the wood does not affect the bonding of the caulking.

RE-CAULK ALL FAILING CAULKING AS LOCATED AT THE SIDING BUTT ENDS, TRIM WORK, CORNER BOARDS, WINDOW SYSTEMS AND AS FOUND TO BE REQUIRED TO PREVENT WATER MIGRATION INTO THE SIDING MATERIAL AT ALL SIDES OF THE HOUSE.

Further information: http://www.doityourself.com/stry/weatherizecaulking

IMMEDIATE REPAIRS SUGGESTED:

SECTION 3: EXTERIOR: LOCATE AND REPLACE ANY DAMAGED SIDING MATERIAL ABOVE THE FRONT PORCH AREA. ANY DAMAGE THAT IS REVEALED AFTER THE SIDING IS REMOVED MUST ALSO BE REPLACED.

THE CLOTHES DRYER VENT AND PIPE IS CLOGGED WITH LINT AND IS A FIRE HAZARD. THE DRYER VENT LINE MUST BE PROFESSIONALLY CLEANED AND INSPECTED TO ENSURE IT IS SAFE AND IN PROPER OPERATING CONDITION.

REPAIR THE HOLE IN THE SIDING AT THE UPPER NORTH END OF THE HOUSE.

SCRAPE, PRIME AND REPAINT THE EXTERIOR OF THE BUILDING.

REPLACE THE DECAYED FASCIA BOARD MATERIAL AT THE DECK OFF OF THE MASTER BEDROOM.

LOCATE AND REPLACE ANY DAMAGED AND OR DECAYED SIDING TRIM MATERIAL AT THE BOTTOM TRIM AT THE SOUTH SIDE OF THE HOUSE. ANY FURTHER DAMAGE THAT IS REVEALED AFTER THE SIDING IS REMOVED MUST ALSO BE REPLACED.

RE-CAULK ALL FAILING CAULKING AS LOCATED AT THE SIDING BUTT ENDS, TRIM WORK, CORNER BOARDS, WINDOW SYSTEMS AND AS FOUND TO BE REQUIRED TO PREVENT WATER MIGRATION INTO THE SIDING MATERIAL AT ALL SIDES OF THE HOUSE.

4. ROOFING, CHIMNEY EXTERIOR AND GUTTERS

The roofing is inspected for signs of excessive wear, cracked or missing flashing, sub-standard application of roofing material, and sub-standard roof penetrations. This inspection should in no way be taken as a warranty that the roof is or will be free of leaks. Some roofs are inaccessible because of weather conditions or pitch. Weather conditions limit the effectiveness of a visual inspection; active leaks could be hidden from view.

IT IS AT THE SOLE DISCRETION OF THE INSPECTOR TO DETERMINE IF THE ONSITE CONDITIONS AT THE TIME OF THE INSPECTION ALLOW THE ROOF TO BE WALKED OR ANALYZED FROM THE GROUND.

Roofing information:
http://www.nrca.net/consumer/homeowners.aspx
http://www.cedarbureau.org/
http://www.roofhelp.com/
http://www.roofhelp.com/preventativemaintenance.htm

Roofing material:

Concrete tile

Number of roofing layers: Because of the hidden nature of multiple coats of roofing material, it may not be possible to determine the number of roofing layers on some houses. Therefore, this number is an estimate based on both visual analysis and the inspector's best professional opinion.

1

Condition: The roofing material is inspected for any signs of severe wear, cracking, missing material, pooling, excessive debris, flashing condition, skylight condition, and venting, general wear. Our analysis is severely limited because of the short amount of time of site. Weather conditions at the time of the inspection can severely limit the chance of finding active roofing leaks.

Cleaning the roof surface: The roof must be cleaned to remove all moss growth and windblown debris, then inspected by a licensed roofing contractor and repaired as required. **An excessive amount of debris on the roof surface does not allow a visual inspection of the entire roof surface, further analysis is required after the cleaning is completed to determine what repairs may be required.**

CLEAN THE ROOF WITH A METHOD THAT WILL NOT DAMAGE THE ROOFING SYSTEM, THE CLEANING MUST REMOVE ALL LICHEN GROWTH, MOSS, AND WIND BLOWN DEBRIS, AND IF ANY DAMAGED ROOFING MATERIAL IS LOCATED DURING OR AFTER THE CLEANING IT MUST BE REPLACED AS FOUND TO BE REQUIRED TO ENSURE THERE ARE NO ACTIVE LEAKS. THE GUTTERS AND DOWNSPOUTS AND TIGHT LINES MUST ALSO BE CLEANED AND ANY REPAIRS NEEDED MUST BE COMPLETED TO ENSURE THE SYSTEM IS PROPERLY DIRECTING ALL ROOF RUN OFF AWAY FROM THE STRUCTURE.

Pitch: The pitch of the roof surface is the steepness of the roof. Roof system pitch dictates the roofing materials used. A low pitch roof, less the 3/12 (3 inches of rise for every 12 inches of run) does not have adequate pitch for a typical asphalt tab roofing material and must have a torchdown or tar roofing material.

Moderate

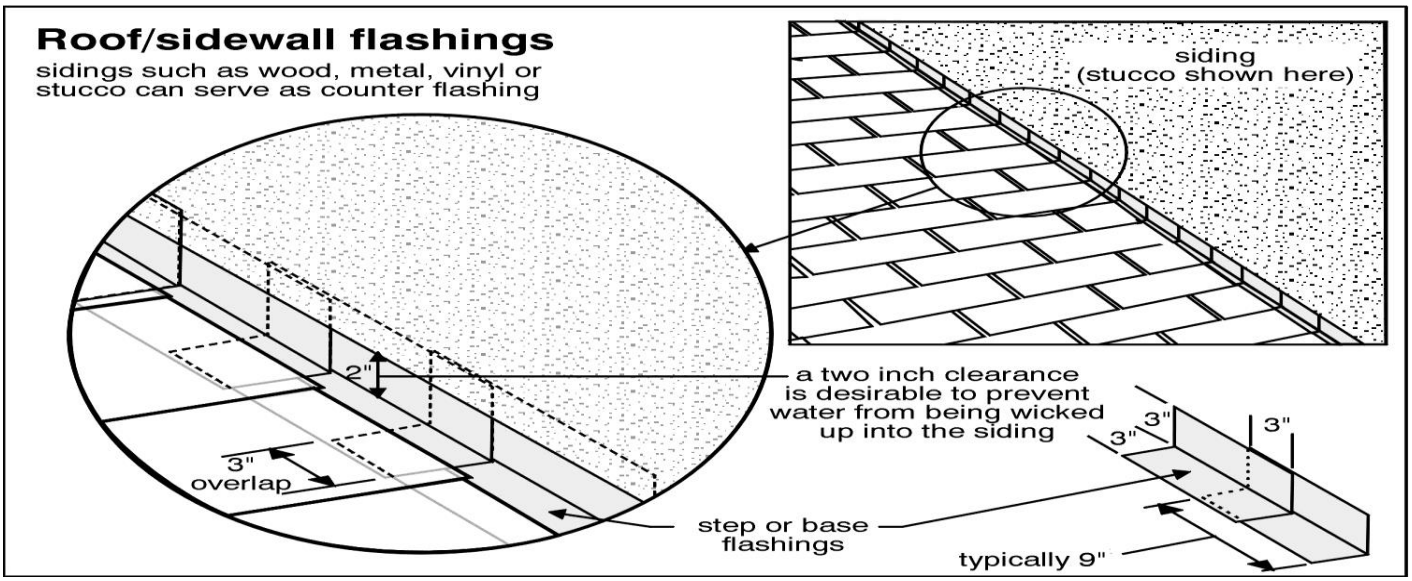
Roofing material in relation to pitch:

Good

Valleys: The valley of the roof is the area where two plans of the roof intersect. This area is a metal valley or roofing material valley. The area is subject to wear faster than the roof plains because all run off is directed to the valley area. This is a critical area for roof maintenance.

Flashing: The roof flashing material is the material that protects the roof from leaks at the roof penetrations such as the plumbing stacks, chimneys, skylights, etc. The area is inspected for general condition, signs of previous repairs and is inspected from the attic space for previous leaks if the areas are accessible.

Improper roof to sidewall flashing: There are signs of leaks and previous repairs at the roof to sidewall area of the roof. Although these signs of leaks may be from previously repaired flashing problems, the flashing must be inspected and repaired as is found to be required by a licensed roofing contractor.



CUT THE SIDING BACK FROM THE ROOF SURFACE TO PROVIDE PROPER CLEARANCE FROM THE ROOF SURFACE.

Ventilation: Older roofs will not be required to be brought to current standards if there are no visible signs of damage to the structure. The ventilation system will be inspected to determine if it is adequate for the site conditions and to determine if there is any sign of excessive heat or moisture build up occurring in the attic space

Chimney type and condition: Analysis of the chimney system is limited in nature because in most cases only the exterior components and a small area of the interior sections of the chimney are visible. The chimney is inspected for signs of severely damaged or missing mortar, settling, cracking or water damage. Testing the system for proper draft is outside the scope of this inspection

Masonry, the visible sections of the chimney are in good condition.

Further information: http://www.csia.org/

Skylights: Skylights are inspected from the exterior and interior. Minor moisture staining in the skylight chase area is common. This is particularly true on older skylights or in damp areas of the home such as bathrooms.

Yes

Method of inspection: Because of steep pitches, weather conditions, type of roofing system, or other reasons, walking the roof surface may not be possible. If analysis must be made from the ground or ladder, the analysis will be limited to the areas visible from the ground. Inspection is for general wear and damage to the roofing components. No statement of life expectancy is stated or implied. It is not possible to determine the exact chronological age or life expectancy of any roofing material.

The roof was inspected from the ground with binoculars and from the eve areas with a ladder

Gutters & downspouts: Gutters and downspouts are inspected for general condition and any visible signs of blockage or soil erosion from blocked tight lines.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 4: ROOFING: CUT THE SIDING BACK FROM THE ROOF SURFACE TO PROVIDE PROPER CLEARANCE FROM THE ROOF SURFACE.

CLEAN THE ROOF WITH A METHOD THAT WILL NOT DAMAGE THE ROOFING SYSTEM, THE CLEANING MUST REMOVE ALL LICHEN GROWTH, MOSS, AND WIND BLOWN DEBRIS, AND IF ANY DAMAGED ROOFING MATERIAL IS LOCATED DURING OR AFTER THE CLEANING IT MUST BE REPLACED AS FOUND TO BE REQUIRED TO ENSURE THERE ARE NO ACTIVE LEAKS. THE GUTTERS AND DOWNSPOUTS AND TIGHT LINES MUST ALSO BE CLEANED AND ANY REPAIRS NEEDED MUST BE COMPLETED TO ENSURE THE SYSTEM IS PROPERLY DIRECTING ALL ROOF RUN OFF AWAY FROM THE STRUCTURE.

5. THE GARAGE OR CARPORT

Garage Information: http://doityourself.com/garage/index.shtml

Nature of structure:

Attached

Condition of garage:

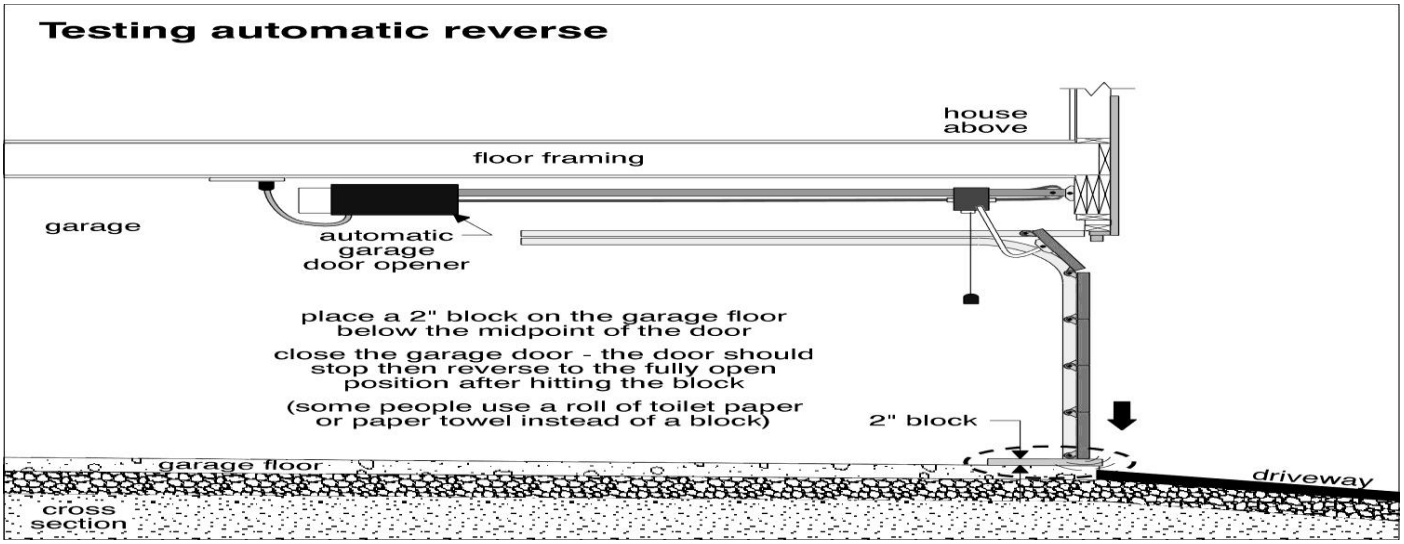
Good

Other concerns:

None

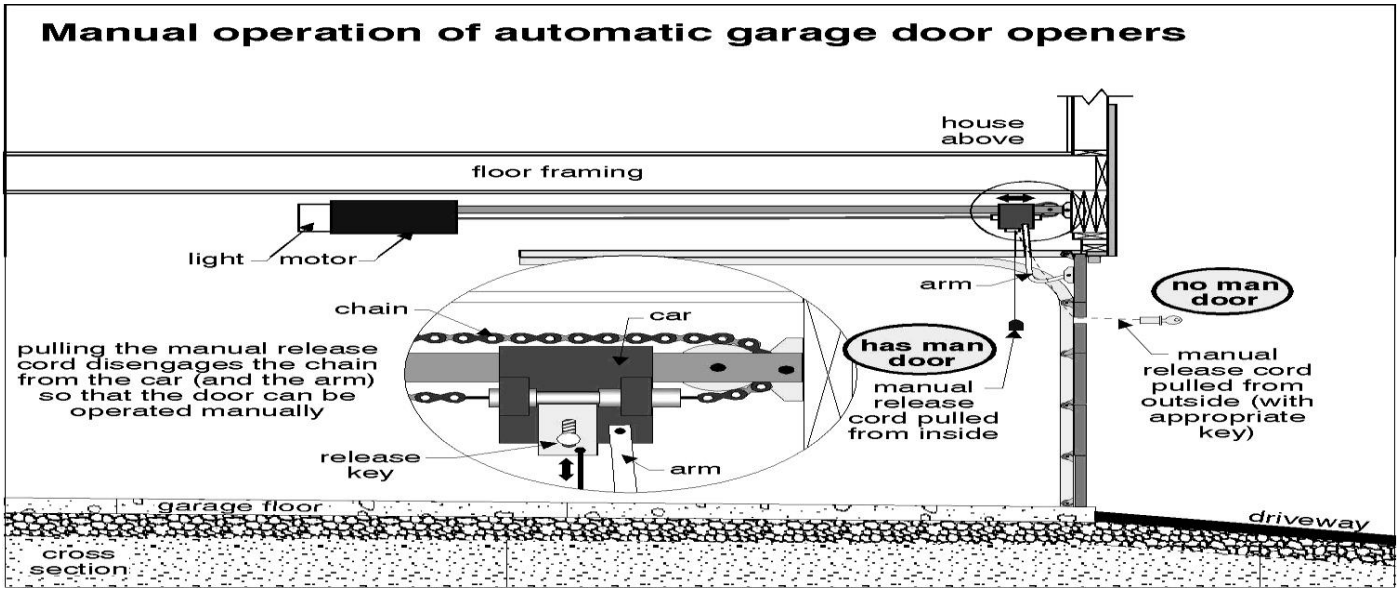
Garage door operation:

Garage: Resist: Adjust auto-reverse switch on garage door: Most electric garage door openers now have an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.



BOTH GARAGE DOOR OPENER SAFETY STOPS SHOULD BE ADJUSTED OR REPAIRED AS IS FOUND TO BE REQUIRED TO ENSURE A PROPER SETTING OF APPROXIMATELY TEN POUNDS OF RESISTANCE PRESSURE TO RETURN THE DOOR TO AN OPEN POSITION.

Further Information: http://www.statefarm.com/consumer/vhouse/articles/garage.htm



Decay: None visible

Firewall present: Yes

Fire door: Yes

A PET DOOR HAS BEEN INSTALLED AT THE SOUTH GARAGE MAN DOOR. COMPLETE ALL REPAIRS AS FOUND TO BE REQUIRED TO RESTORE THE FIRE RATING TO THE DOOR SYSTEM.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 5: GARAGE: BOTH GARAGE DOOR OPENER SAFETY STOPS SHOULD BE ADJUSTED OR REPAIRED AS IS FOUND TO BE REQUIRED TO ENSURE A PROPER SETTING OF APPROXIMATELY TEN POUNDS OF RESISTANCE PRESSURE TO RETURN THE DOOR TO AN OPEN POSITION.

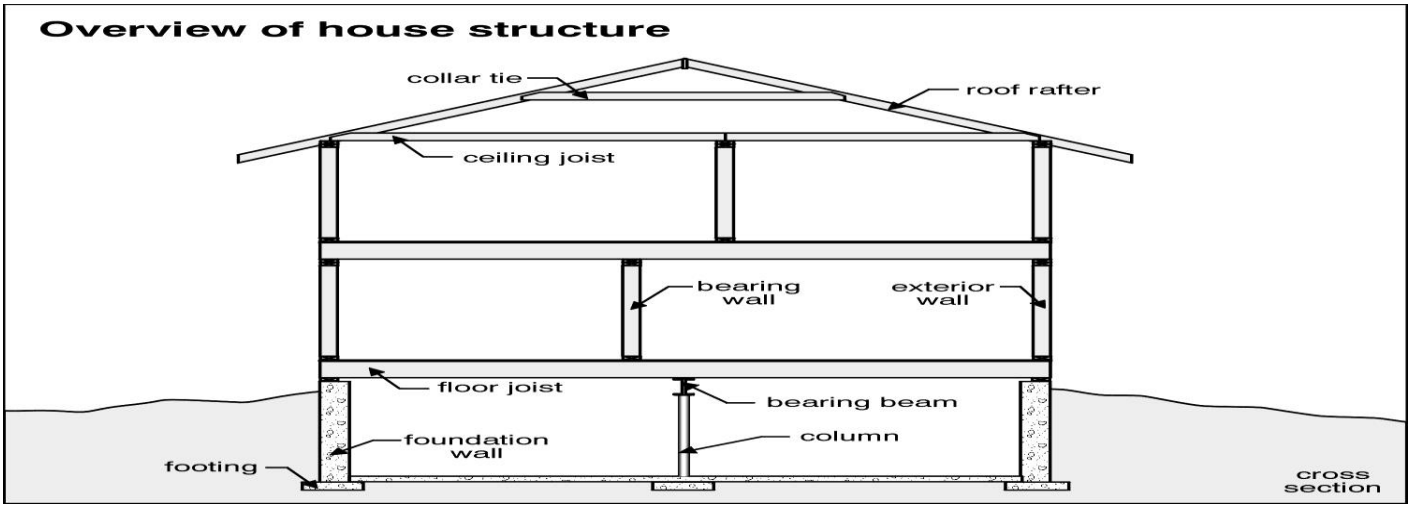
A PET DOOR HAS BEEN INSTALLED AT THE SOUTH GARAGE MAN DOOR. COMPLETE ALL REPAIRS AS FOUND TO BE REQUIRED TO RESTORE THE FIRE RATING TO THE DOOR SYSTEM.

BUILDING INTERIOR

6. FOUNDATION AND STRUCTURAL SYSTEM

This area includes all sub-structures, footings and support structures. It must be noted that under most circumstances inspection of all portions of the sub-structures is not possible. Any problems that are visible during the inspection will be noted, and a structural inspection may be required if there are potential problem areas. No representations as to the conditions or stability of soils, footings or foundations are made, other than to note any shifting or sinking that may have occurred as of the date of this inspection. The subflooring may not be accessible. Any area that is determined to be unsafe or inaccessible by the inspector will not be inspected. If any area of the crawl space is inaccessible, it is the client's responsibility to call for re-inspection after access has been provided. Failure of the client to call for re-inspection shall deem this inspection incomplete. The client agrees to assume the risk for any damage incurred.

The analysis of foundation systems will not include bringing older structures to current standards. Older structures may show signs of substantial settling or compression of materials that have occurred over the years that do not require repair or replacement under current use, but may require substantial repair or even replacement if any work is completed that affects the current conditions. Older foundation systems will not meet current workmanship standards. This report cannot identify or report the upgrading or repairs required to bring older foundations to current standards.



Nature of foundation: Crawl space

Crawl space access location: North exterior & Basement

Crawl space access type: Floor hatch & Doorway

Foundation material: Poured concrete

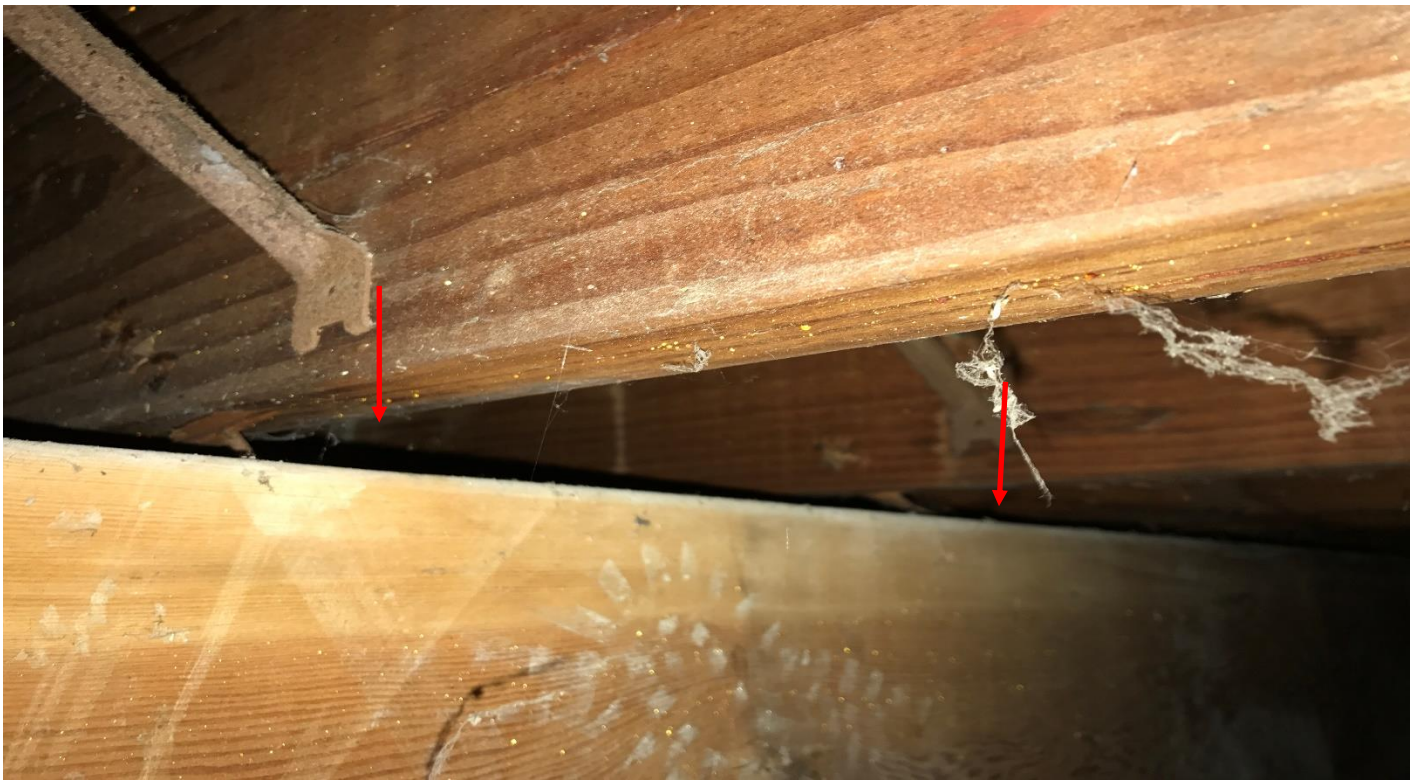
Exterior wall type: Wood

Floor Structure: Joist over bearing wall

Dampness and decay: Weather conditions at the time of the inspection will affect the amount of water in the crawl space. It is common for small amounts of migratory water to be present in the crawl space during the rainy season. This report only covers the condition of the crawl space at the time of the inspection.

Decayed framing:

Decayed framing and finish material located: Decayed siding material was located during the course of the inspection. The exact extent of the damaged material and repair required cannot usually be determined until the area has been dismantled to reveal the underlying structure. All damaged material that is located during the process of repair must be replaced.



EVIDENCE OF PAST WATER MIGRATION AND DECAYED SUB-FLOOR AND FRAMING MATERIALS WERE LOCATED BELOW THE FRONT OF THE GARAGE. LOCATE AND REPLACE ANY DAMAGED AND OR DECAYED SUB-FLOOR AND FRAMING MATERIALS BELOW THE FRONT GARAGE AREAS AND REPAIR THE WATER MIGRATION ISSUES THAT CAUSED THE DAMAGE. THE MID-SPAN SUPPORT BEAM AT THE NORTH END OF THE GARAGE HAS SETTLED AND THE JOIST DO NOT REST ON THE BEAM. REPAIR THE BEAM THAT HAS SETTLED AS FOUND TO BE REQUIRED TO PROPERLY SUPPORT THE FLOOR JOISTS. ANY FURTHER DAMAGE THAT IS REVEALED AFTER THE DAMAGED MATERIALS ARE REMOVED MUST ALSO BE REPLACED.

Cellulose debris: Cellulose debris (wood) left in the crawl space may become a breeding ground for wood destroying organisms which will over time migrate into the structural members of the home. All cellulose debris must be removed from the crawl space area.

REMOVE ALL CELLULOSE DEBRIS FROM THE CRAWL SPACE AREA. CELLULOSE DEBRIS INCLUDE ALL WOOD, CARDBOARD, WOOD FORM TIES AND ANY OTHER FOOD SOURCE FOR WOOD FUNGUS GROWTH.

Rodent activity was found in the crawl space: Rodent waste material and some damage to the subflooring insulation were noted in the crawl space. The house should be baited for rodents and any other repairs found to be required by the exterminator must be completed.

THE CRAWLSPACE AREAS MUST BE BAITED FOR RODENTS BY AN EXTERMINATOR AND HAVE ANY OTHER REPAIRS SUGGESTED BY THE EXTERMINATOR MUST BE COMPLETED.

Basement walls: Minor settling noted: no repair required at this time

Subflooring: It is common for some areas of the subflooring to be inaccessible because of insulation or for other reasons. These areas are excluded from this report.

Inaccessible in some areas, inaccessible areas are outside the scope of this inspection.

General condition of foundation: Good

Foundation ventilation: The amount of foundation ventilation required has increased substantially over the years. Our analysis does not require older homes to be improved to current standards unless adverse conditions such as moisture indicate that an increase in ventilation is required. Some forms of government-insured financing may require that the venting system be brought to current standards.

Good

Vapor retarders present: The vapor retarder is a black plastic sheet installed laid directly on the bare ground of the crawl space to stop moisture transmission from the ground to the wood framing materials and reduce plant growth.

Yes

Insulation type and approximate r-value:

Fiberglass un-faced bats, R-19

Sump pump present:

No

IMMEDIATE REPAIRS SUGGESTED:

SECTION 6: FOUNDATION: EVIDENCE OF PAST WATER MIGRATION AND DECAYED SUB-FLOOR AND FRAMING MATERIALS WERE LOCATED BELOW THE FRONT OF THE GARAGE. LOCATE AND REPLACE ANY DAMAGED AND OR DECAYED SUB-FLOOR AND FRAMING MATERIALS BELOW THE FRONT GARAGE AREAS AND REPAIR THE WATER MIGRATION ISSUES THAT CAUSED THE DAMAGE. THE MID-SPAN SUPPORT BEAM AT THE NORTH END OF THE GARAGE HAS SETTLED AND THE JOIST DO NOT REST ON THE BEAM. REPAIR THE BEAM THAT HAS SETTLED AS FOUND TO BE REQUIRED TO PROPERLY SUPPORT THE FLOOR JOISTS. ANY FURTHER DAMAGE THAT IS REVEALED AFTER THE DAMAGED MATERIALS ARE REMOVED MUST ALSO BE REPLACED.

REMOVE ALL CELLULOSE DEBRIS FROM THE CRAWL SPACE AREA. CELLULOSE DEBRIS INCLUDE ALL WOOD, CARDBOARD, WOOD FORM TIES AND ANY OTHER FOOD SOURCE FOR WOOD FUNGUS GROWTH.

THE CRAWLSPACE AREAS MUST BE BAITED FOR RODENTS BY AN EXTERMINATOR AND HAVE ANY OTHER REPAIRS SUGGESTED BY THE EXTERMINATOR MUST BE COMPLETED.

7. Wood Destroying Organism report:

WSDA Inspection Control Number: See the front page of this report.

Evidence of Active Wood Destroying Insects: None

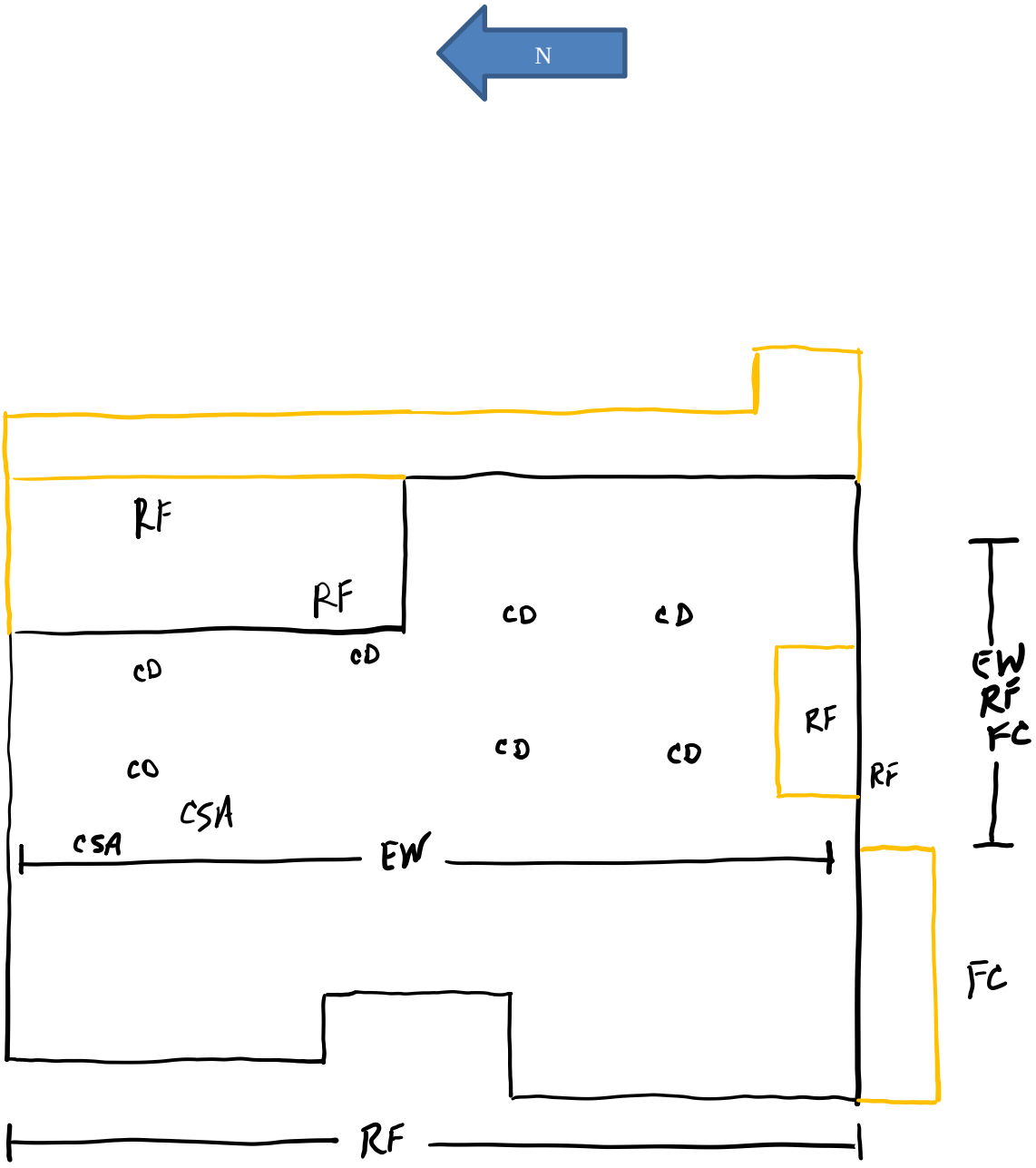
Visible Evidence of Active Wood Decay Fungi: Rot Fungus

The pest report only covers items related to wood destroying organisms (WDO) and conducive conditions related to wood destroying organisms. Although we may comment on problems related to other pest activity this report is not interned to provide a detailed report off all issues related to pest activity.

This report shall only act only as a preliminary report if findings related to WDO are called out and they require further analysis or repair. A final report can be issued under a separate report and for an additional fee if, after all work is complete and a re-inspection, finds that no further repairs are required.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 7: PEST: NONE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Earth to wood	EW	X	Foundation vent	FV		
Rot fungus	RF	X	Failed caulking	FC	X	
Carpentor ants	CA		Inaccessible areas	IA		
Termites	T		Inadequate Clearance	IC		
Anobiid beetles	AB		Inadequate Ventilaton	IV		
Conducive debris	CD	X	Moisture ants	MA		
Crawl space access	CSA	X	Other wood infesting beetles	OB		
Dampwood termites	DT		Rot Fungus	RF		
Excessive moisture	EM		Restricted gutter	RG		
Earth to wood Contact	EW		Vegitation contact	VC		
Subterranean termites	ST		Plumbing waste line leak	WL		
Plumbing supply leak	PL		Missing splash blocks	SB		
Failed caulking	FC		Sub-floor	SF		
Standing water	SW		Sill plate	SP		

8. INTERIOR

Cosmetic damage will not be noted during this inspection. The purchaser should make his or her own observations of cosmetic damage and any required repairs. Areas blocked by personal property, including but not limited to wall and floor surfaces, cannot be inspected and are excluded from this report.

Window egress (bedrooms): All bedrooms should have windows that are large enough and in operating condition to allow for an escape route during emergency. It is advised that care should be taken moving your

family into a new home. Go over your emergency escape plan when you first move in. Pick a meeting place away from the structure and any hazards. This way, in an emergency you will know if anyone was unable to escape the building.

Yes

Further information: http://www.nfpa.org

Window operation: Only a representative number of windows will be tested for proper operation.

Fair

Window condition: This refers to the general condition of the windows. Cosmetic damage including damaged or missing screens will not be included as repairs. In older homes inoperable windows may be noted but will not be called out for repairs.

Failed window seals: Double pane windows that show signs of condensation between the two panes of glass have a degraded window seal that is allowing moisture to migrate into the space between the panes of glass. This condition does not allow water in from the exterior but does cause condensation to form on the interior glass of the unit and will fog over in humid or cold weather conditions.

Further information: http://www.ehow.com/how_4860844_to-fix-failed-window-seal.html

REPLACE THE WINDOWS WITH FAILED SEALS IN THE UPSTAIRS NORTHWEST BEDROOM, BASEMENT BATHROOM AND AS LOCATED BY A LICENSED WINDOW REPAIR COMPANY.

Further information: http://www.hometime.com/Howto/projects/window/win_1.htm

Finish flooring materials:

Carpet, Wood, Tile

Finish wall material:

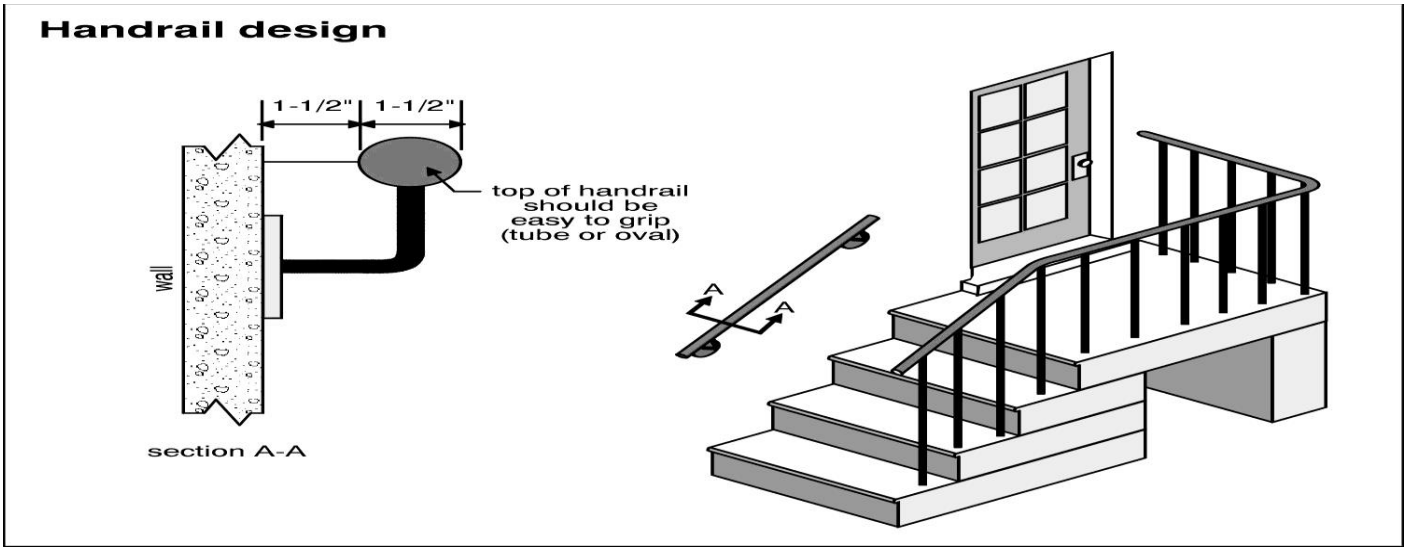
Gypsum, Paneling

Surface condition of the walls:

Surface condition of the ceilings:

Stairs:

Stair handrails: All stairwells of three or more risers must have a hand railing in place for the entire length of the stairs. The railing must be between thirty and thirty-eight inches high as measured from the nosing of the treads.



INSTALL A PROPER HAND RAILING ON THE INTERIOR STAIRWELLS.

Doors:

REPAIR THE MASTER BATHROOM DOOR TO LATCH WHEN SHUT.

Fireplace:

Good Masonry Wood burning

Excess tar build up in the fireplace flue: An excessive buildup of tar was found in the furnace flue; this tar can be a fire hazard and must be cleaned by a chimney sweep.

BOTH FIREPLACE FLUES MUST BE CLEANED AND THE CRACKED REAR WALL OF THE MAIN FLOOR FIREBOX REPAIRED BY A QUALIFIED CHIMNEY SWEEP.

Further information: http://www.doityourself.com/fireplace/index.shtml

Smoke detectors: It is beyond the scope of this report to establish if the current smoke detectors are working properly. The homeowner should check the operation of the smoke detectors on a weekly basis. It is suggested that the homeowner speak with the local fire department about this and other special concerns that might relate to the subject property.

Carbon Monoxide: It is highly recommended that all houses with combustion appliances be equipped with Carbon Monoxide detectors.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 8: INTERIOR: REPLACE THE WINDOWS WITH FAILED SEALS IN THE UPSTAIRS NORTHWEST BEDROOM, BASEMENT BATHROOM AND AS LOCATED BY A LICENSED WINDOW REPAIR COMPANY.

INSTALL A PROPER HAND RAILING ON THE INTERIOR STAIRWELLS.

REPAIR THE MASTER BATHROOM DOOR TO LATCH WHEN SHUT.

BOTH FIREPLACE FLUES MUST BE CLEANED AND THE CRACKED REAR WALL OF THE MAIN FLOOR FIREBOX REPAIRED BY A QUALIFIED CHIMNEY SWEEP.

9. BATHROOMS

Bathrooms are inspected for any signs of water damage, moisture damage, water leaks, material decay or rot, and missing or separated caulking. Items concealed from view for any reason are not included in this report. This includes items under floor coverings or obstructed by personal

property or for any other reason. Water pressure is tested with multiple fixtures open for pressure and volume. Vent fans are tested and vent lines are inspected where accessible.

Bathroom plumbing: http://www.hometime.com/Howto/projects/bathroom/bath_1.htm

Plumbing fixture condition:

THE JETTED BATHTUB COULD NOT BE TESTED AS THE DRAIN STOPPER DOES NOT FUNCTION AND IS THEREFORE EXCLUDED FROM THE REPORT. REPAIR THE DRAIN STOPPER AND REPAIR THE JETTED TUB AS REQUIRED FOR SAFE OPERATION.

Water closet flush valve condition:

Further information: http://www.howstuffworks.com/toilet1.htm

Water pressure test:

Good

Shutoff valves for fixtures:

Yes

Electric outlets: All electrical outlets in reach of a water source should be protected by a Ground Fault Circuit Interrupt. This circuit will cut the power to the outlet in the case of an electrical short.

Protected

Further information: http://www.howstuffworks.com/question117.htm

Tub enclosures type: One-piece tub enclosures severely limit the effectiveness of visual inspection. Water migration damage could be hidden from view. Although tested are completed it cannot always be determined if water migration damage is present.

Tile

Grout and caulking condition:

Bathroom ventilation:

Good

IMMEDIATE REPAIRS SUGGESTED:

SECTION 9: BATHROOMS: THE JETTED BATHTUB COULD NOT BE TESTED AS THE DRAIN STOPPER DOES NOT FUNCTION AND IS THEREFORE EXCLUDED FROM THE REPORT. REPAIR THE DRAIN STOPPER AND REPAIR THE JETTED TUB AS REQUIRED FOR SAFE OPERATION.

10. KITCHEN

The kitchen is inspected for any unsafe conditions and functional operation of appliances. The limited time on site may not allow full operation of the dishwasher.

Kitchen design: http://www.thisoldhouse.com/toh/knowhow/kitchen

Water temperature as tested at the kitchen faucet:

120° Fahrenheit

Refrigerator:

Further information: http://www.howstuffworks.com/refrigerator.htm

Stove:

Dishwasher:

Garbage disposal:

Further information: http://www.allabouthome.com/tips/appliances/garbage_disposals.html

Counter top condition:

Cabinet condition:

Sink:

Faucets:

Ventilation:

Outlets:
All electrical outlets in reach of a water source should be protected by a Ground Fault Circuit Interrupt. This circuit will cut the power to the outlet in the case of an electrical short.

Protected

IMMEDIATE REPAIRS SUGGESTED:

SECTION 10: KITCHEN: NONE

11. ATTIC AREA

The attic area consists of the area between the top finished ceiling area and the underside of the roofing. This area is inspected for any signs of past or present water damage, moisture buildup, decayed material, and insect infestation. All accessible areas are visually inspected and the insulation depth and adequacy of ventilation are noted. All attics have some inaccessible areas; low-pitched attics may be inaccessible. ATTIC AREAS WITH LOOSE FILL INSULATION ARE NOT SAFE TO WALK, INACCESSIBLE AREAS ARE EXCLUDED FROM THIS REPORT.

Insulation information: http://www.doityourself.com/stry/h2weatherize/

Access type:

Ceiling hatch

Access location:

Master bedroom closet & Hall

Access percentage and access method:

Approximately 50% visible, viewed from hatch area

Leak evidence: During dry periods it may be impossible to determine if previous leaks are have been properly repaired. It is impossible determine that the roof will be free of leaks in all weather conditions. Repair will be required if there are indications that leaks have not been repaired.

None

Rafters:

Good

Sheathing:

OSB

Ceiling joists:

Good

Ventilation:

Fair

Insulation type and approximate r-value:

Loose fill Cellulose, Faced fiberglass batts, Approximate R-Value: 20

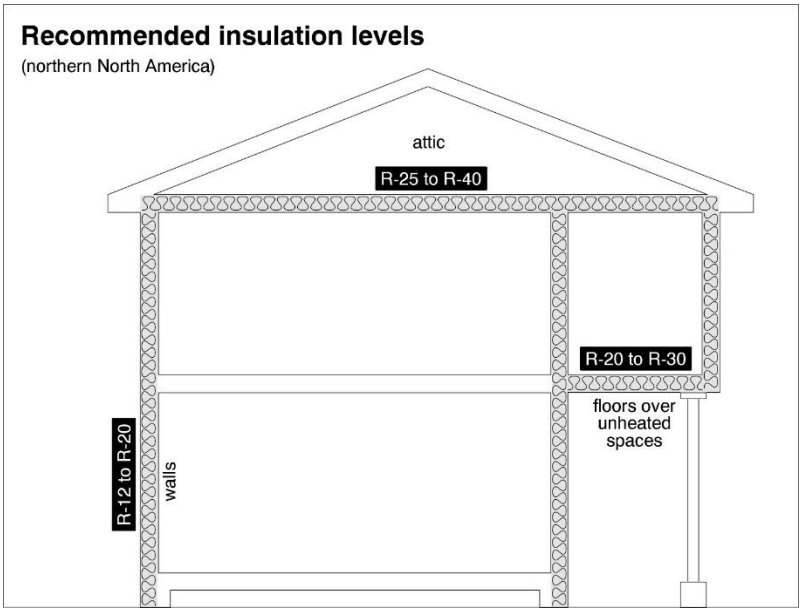
Materials vary enormously in their ability to conduct heat. Those that do not conduct it well are called insulators. R-Value is the term used to indicate a material's resistance to heat flow or ability to insulate. The higher the R-Value, the better the insulator. Most insulation materials work by trapping pockets of air, which is an excellent insulator. Fiberglass does this by creating air pockets between spun glass fibers, and foam insulation contains air bubbles. Similarly, double pane windows work by trapping air between the panes.

Among insulating materials, R-Values can vary widely. This is the reason it is important to purchase insulation by the R-Value and *not* by the inch. R-Values of different materials can be compared while thickness cannot. For instance, two materials rated R-11 have precisely the same insulating ability while two inches of each may not. Take fiberglass and brick as an example. To achieve R-30 with fiberglass batts requires 8.5 inches, while it would take 60 inches of brick!

This chart shows how many inches of a certain type of insulation it takes to achieve a specified R-Value.

In the chart, you'll see that R-30 requires 14.5 inches of vermiculite, nearly 8.5 inches of fiberglass bat or only 5 inches of urethane foam. Such comparisons are helpful in selecting insulation types because the type you can use may be limited by the space available.

R-Values	11	13	19	22	30
Loose Fill					
Fiberglass	5.0"	5.5"	8.5"	8.5"	13.0"
Rock Wood	3.5"	4.0"	6.0"	6.0"	9.0"
Cellulose	3.0"	3.5"	5.5"	5.5"	8.5"
Vermiculite	5.0"	6.0"	10.5"	10.5"	14.5"
Batts/Blankets					
Fiberglass	3.5"	4.0"	7.0"	7.0"	8.5"
Rock Wool	3.5"	4.0"	7.0"	7.0"	8.5"
Riged Board					
Polystyrene	3.0"	3.5"	3.5"	5.5"	7.5"
Urethane	2.0"	2.0"	2.0"	3.5"	5.0"
Fiberglass	3.0"	3.5"	3.5"	5.5"	7.5"



IMMEDIATE REPAIRS SUGGESTED:

SECTION 11: ATTIC: **NONE**

MECHANICAL SYSTEMS

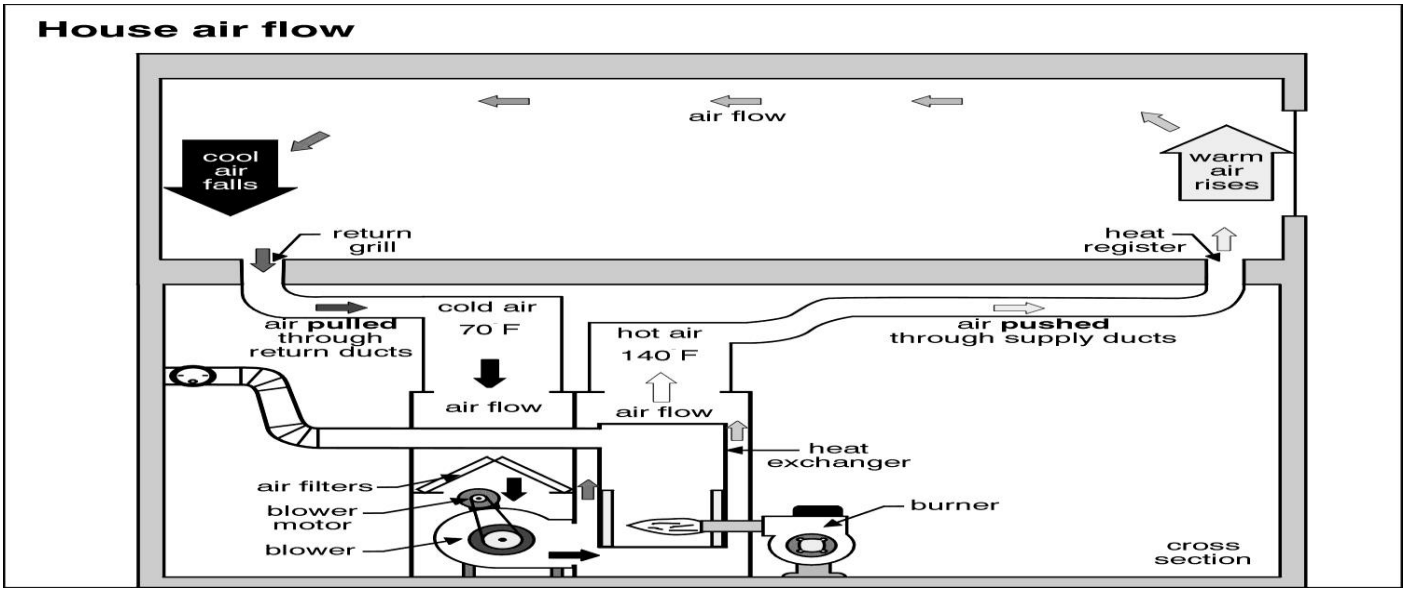
12. HEATING AND AIR CONDITIONING

The heating system has been inspected for general operation including the operation of thermostats, the condition of venting systems and the general condition of the motor and blower unit. Any visible adverse conditions will be noted. It is beyond the scope of this inspection to determine the effective age of the system. The system was not tested for any combustible gases. Heat exchanger analysis is beyond the scope of this inspection.

Heating systems:

http://diynet.com/diy/hm_heat_cool/0,2084,DIY_16799,00.html

http://www.thisoldhouse.com/toh/knowhow/heatingcooling/article/0,16417,1073752,00.html



BTU Rating: Garage - 66,000, Basement – 132,000

Location of the furnace: Garage & Basement

Nature of the furnace system: Forced air x 2

Fuel type: Gas

Indications of exhaust leakage: No

Electric baseboards: No

Area heaters: No

Burners:

Cleaning:

Furnace Maintenance: No recent maintenance tags were located on the furnace body. The furnace requires a general service inspection at this time.

Maintenance recommendations:

a. Recommend the system be cleaned by a licensed Heat Contractor.

b. Heating system should be placed under a maintenance contract.

c. Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve fuel.

THE FURNACES AND AIR CONDITIONING SYSTEMS MUST BE INSPECTED, TUNED AND REPAIRED AS FOUND TO BE REQUIRED BY A LICENSED SERVICE CONTRACTOR. REPAIRS MUST INCLUDE BUT NOT BE LIMITED TO A GENERAL TUNE UP AS RECOMMENDED BY THE MANUFACTURER, FILTER REPLACEMENT, GENERAL CLEANING, DUCT INSPECTION, CARBON MONOXIDE TESTING, AIR FLOW AND HEAT RISE TEST IN ALL LIVING SPACES AND ANY OTHER REPAIRS FOUND TO BE REQUIRED BY THE SERVICE TECHNICIAN.

Vent:

REPLACE THE RUST DAMAGED VENT FOR THE FURNACE AT THE REAR ROOF LINE AS REQUIRED.

Combustion air, volume only:

Good

Ducts:

Good

Thermostat:

Further information: http://www.howstuffworks.com/home-thermostat2.htm

Automatic safety controls:

Yes

Air-conditioning test:

Good

Air conditioner at or near end of life: Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such.

Further information: http://www.howstuffworks.com/ac.htm

Oil tank type:

Because of the hidden nature of underground oil storage tanks, it is beyond the scope of this inspection to determine if a tank is located on the property. If any visual indications are present, decommissioning the tank will be required.
If the property has an in use underground storage tank, it may qualify for coverage under the Washington State Pollution Liability Insurance Agency. This insurance protects you in the case of soil contamination from your tank. Please call 1-800-822-3905 to determine if your tank qualifies.

None known

IMMEDIATE REPAIRS SUGGESTED:

SECTION 12: HEATING: THE FURNACES AND AIR CONDITIONING SYSTEMS MUST BE INSPECTED, TUNED AND REPAIRED AS FOUND TO BE REQUIRED BY A LICENSED SERVICE CONTRACTOR. REPAIRS MUST INCLUDE BUT NOT BE LIMITED TO A GENERAL TUNE UP AS RECOMMENDED BY THE MANUFACTURER, FILTER REPLACEMENT, GENERAL CLEANING, DUCT INSPECTION, CARBON MONOXIDE TESTING, AIR FLOW AND HEAT RISE TEST IN ALL LIVING SPACES AND ANY OTHER REPAIRS FOUND TO BE REQUIRED BY THE SERVICE TECHNICIAN.

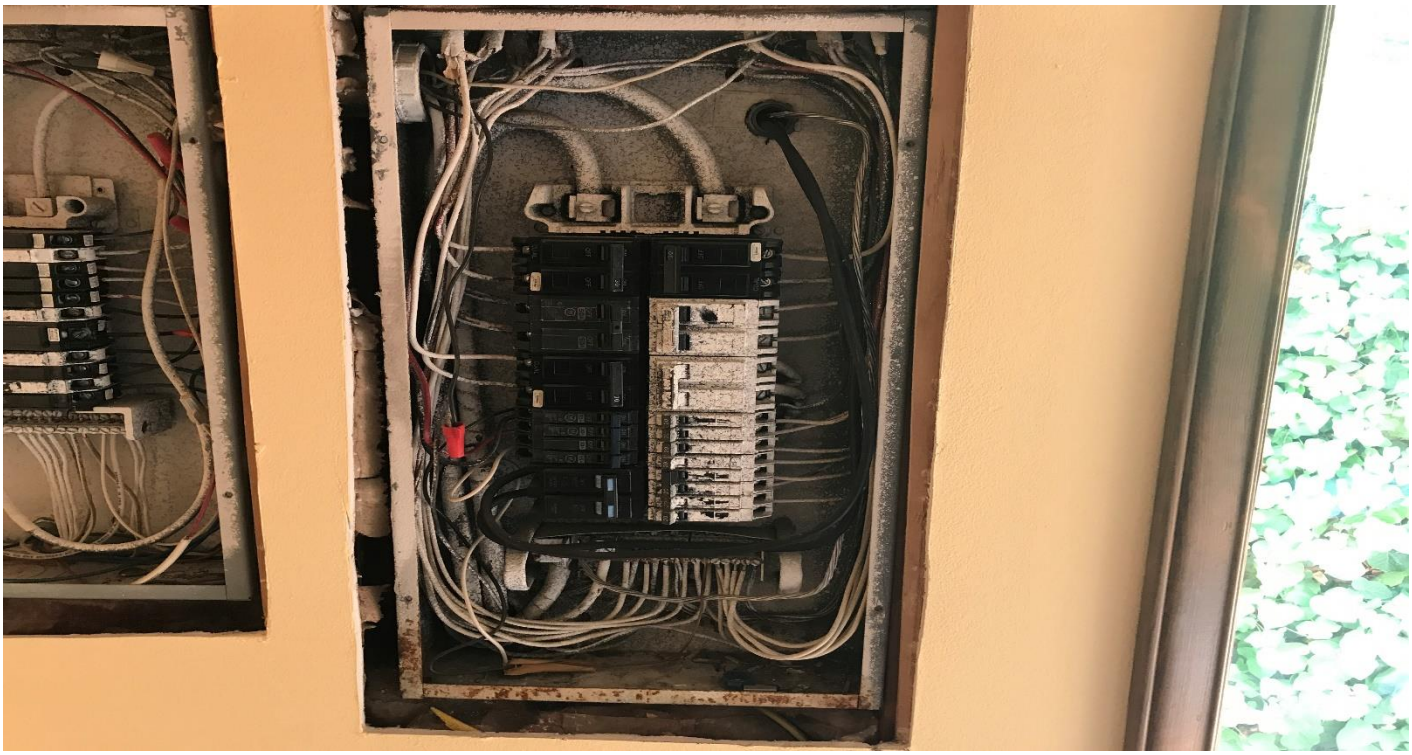
REPLACE THE RUST DAMAGED VENT FOR THE FURNACE AT THE REAR ROOF LINE AS REQUIRED.

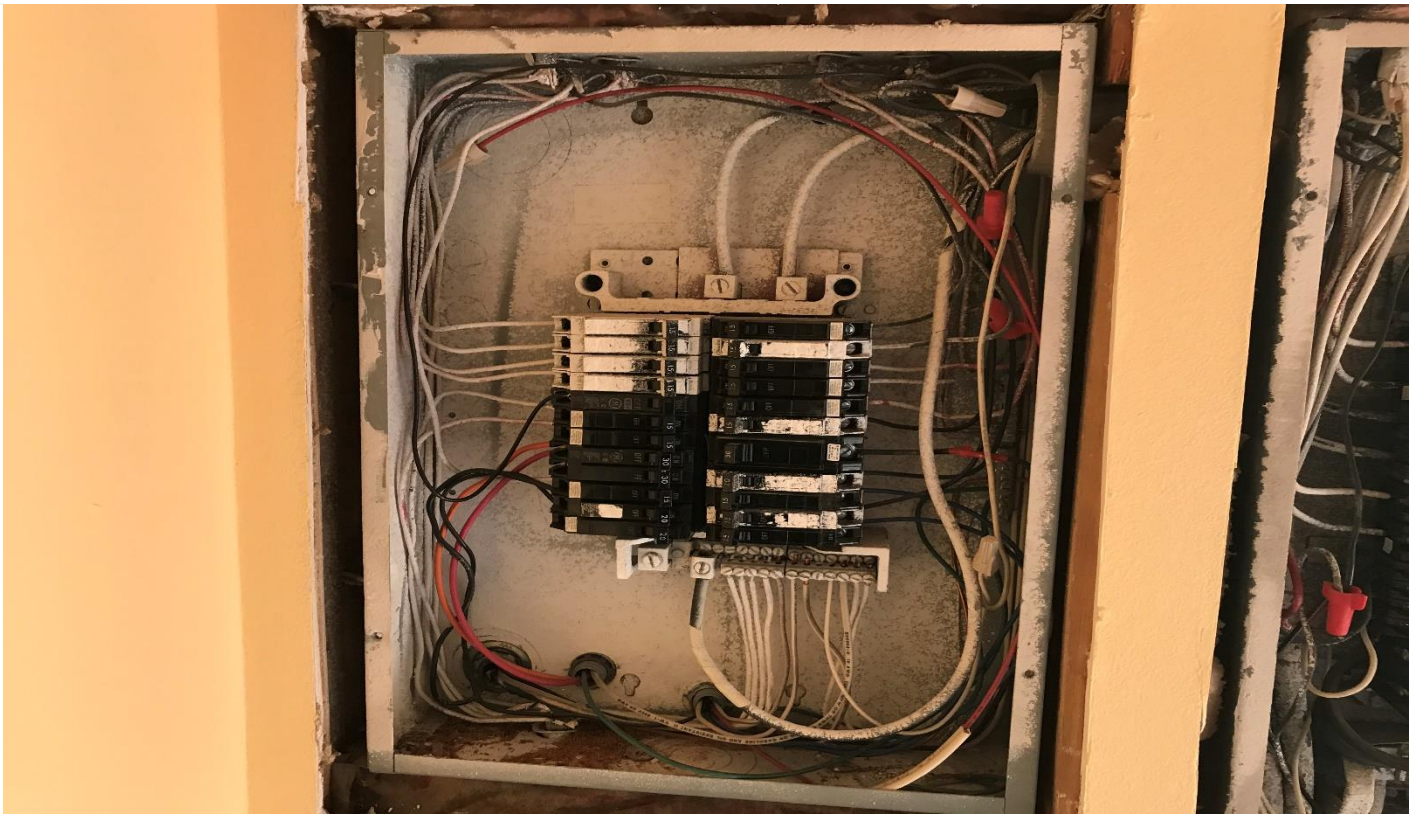
13. ELECTRICAL SYSTEM

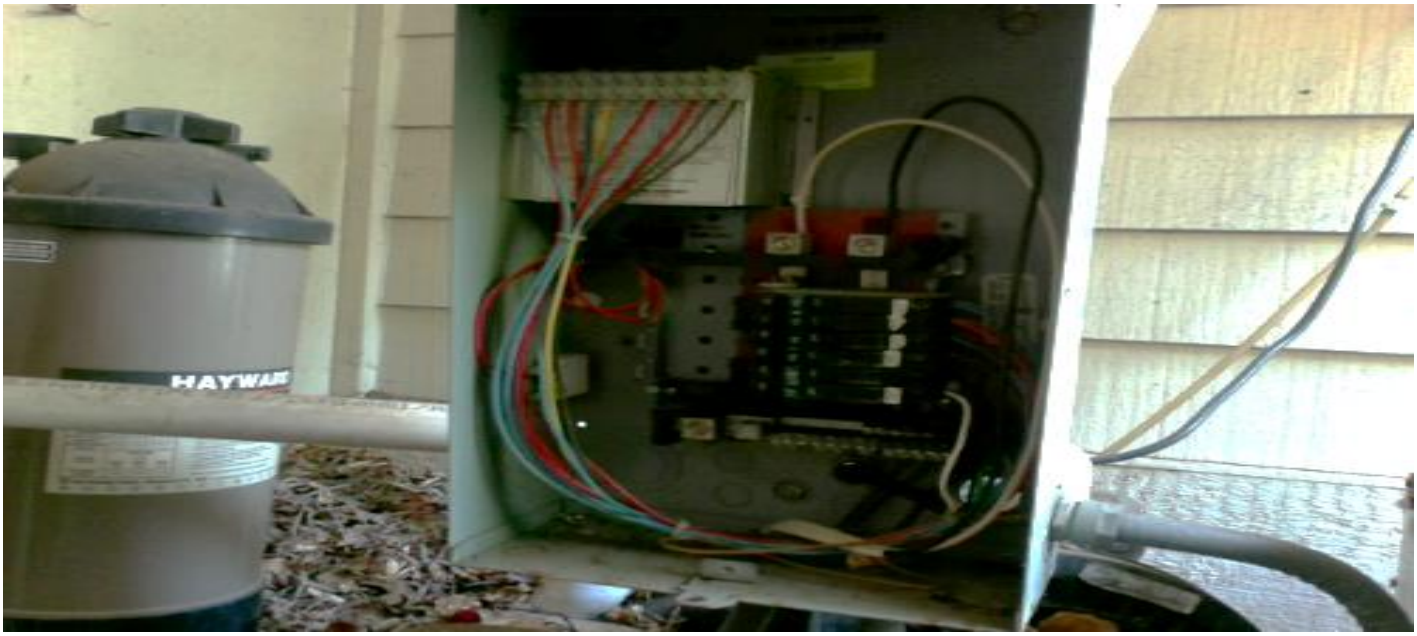
All electrical components are inspected with regard to their operating condition. A representative number of switches, outlets and fixtures are inspected for general operating condition. Adverse conditions that are visible at the time of inspection will be noted. Due to the inaccessibility of major wiring components, hidden adverse conditions may exist. Load, code or service calculations are not performed. If further analysis of the system is required, a licensed electrical contractor should be hired.

How we get power: http://www.howstuffworks.com/power.htm

How the service panel operates: http://www.howstuffworks.com/power5.htm







Service location: Basement

Service entrance: 60 Amps

Aluminum Branches noted: No
Further information:
http://www.thisoldhouse.com/toh/knowhow/electrical/article/0,16417,562098-8,00.html

Service entrance type: Underground

Capacity available: 240 (3 Wire)

Type: Circuit Breaker

Number of 15 amp circuits: 2
Number of 20 amp circuits: 8
Number of double pole circuits: 6

SUB-BASEMENT
Number of 15 amp circuits: 17
Number of 20 amp circuits: 3
Number of 30 amp circuits: 1
Number of double pole circuits: 1

SUB-HOT TUB
Number of double pole circuits: 3

Wire insulation: Romex: NM

Plug receptacles:
Only a representative number of outlets are checked. It may not be possible to determine if grounding is available at the outlets during the course of the inspection of older homes. **This information is only gathered by visual means and basic testing. If further information is required you will have to consult a qualified electrician.**

Grounded

Further information: http://www.howstuffworks.com/question110.htm

Upgraded: No

GFCI Circuits in the electrical panel: No

AFCI Circuits in the electrical panel: No

Grounding source: Unknown

Main wiring material: Copper

Main breaker: Yes

Service capacity for house size: Good

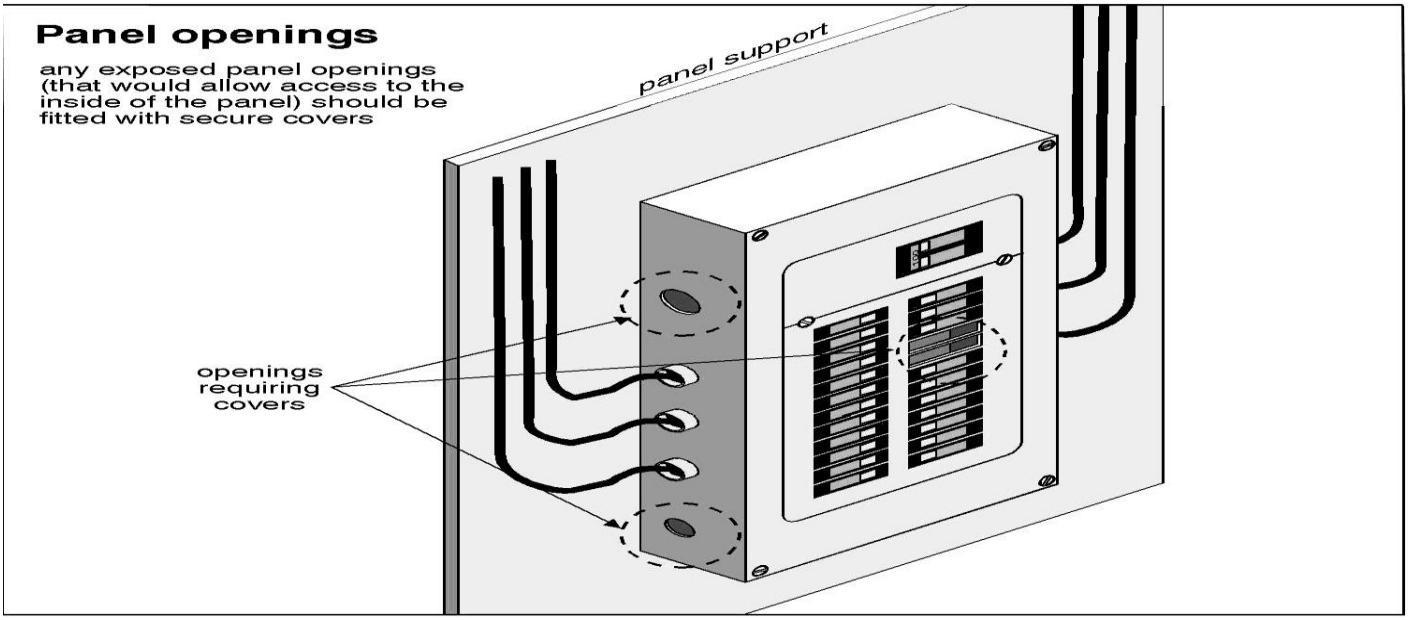
Service entrance wire size: 4/0 Copper

Service panel condition:

Electrical safety inspection: A complete safety inspection of the electrical system will be required. Enough electrical concerns were noted that a safety inspection will be required to determine the extent of repairs required.

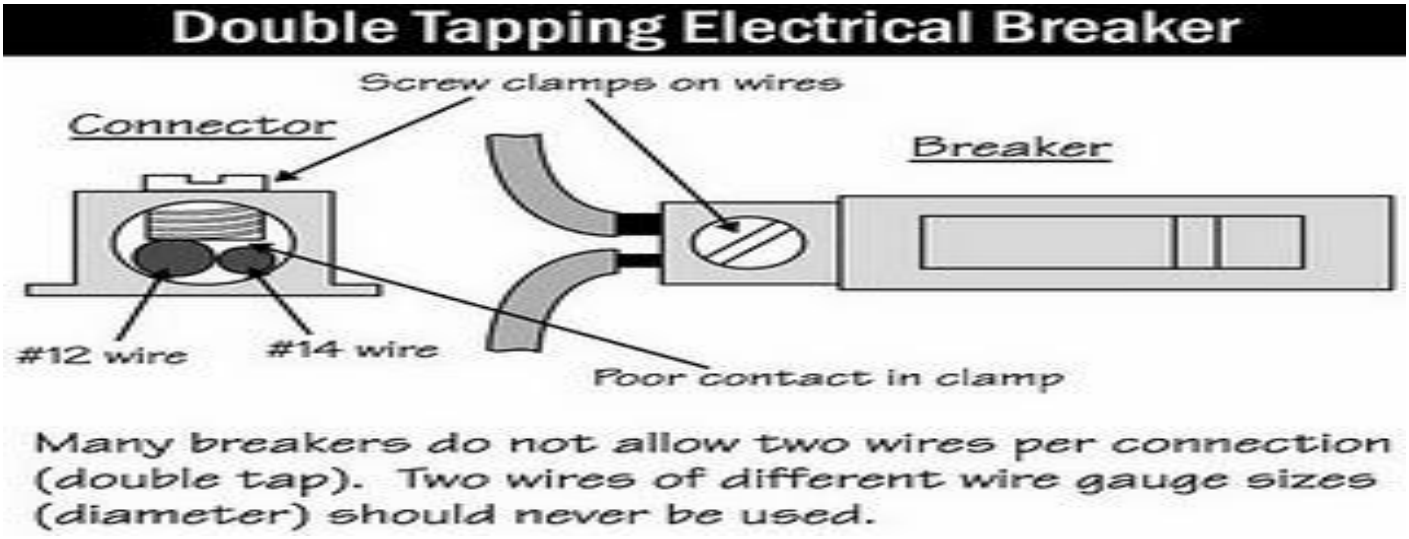
THE ELECTRICAL SERVICE MUST BE INSPECTED BY A LICENSED ELECTRICAL CONTRACTOR AND ALL REPAIRS FOUND TO BE REQUIRED MUST BE COMPLETED. THE REPAIRS MUST INCLUDE BUT NOT BE LIMITED TO: REPLACING ALL BREAKERS WITH TEXTURE OVERSPRAY AND INSPECTING THE PANELS TO ENSURE IT IS CLEAN OF ALL FOREIGN MATERIAL AND SAFE FOR USE, INSTALLING ALL LOOSE/EXPOSED WIRING IN THE CRAWLSPACE IN A JUNCTION BOX WITH A COVER PLATE AND ANY OTHER REPAIRS DEEMED TO BE REQUIRED AND OR LISTED WITHIN THIS REPORT.

Electrical: Missing blockouts in the electrical service panel: All open unused breaker openings in the service panel must be properly covered so no tools or fingers have direct access to the buss bars. A blockout can be purchased at any hardware store.



INSTALL PROPER BLOCK OUTS ON THE OPENING AT THE BACK OF THE SUB-PANEL AT THE HOT TUB EQUIPMENT AT THE NORTH SIDE OF THE HOUSE.

Branch circuit panel- multiple connections not approved: A double lead is the connection of two wires (circuits) to one circuit breaker. Because the amperages are minimal in this case, the problem is considered minor. Nevertheless, the next time the electrician is out for other work, have modifications made so each circuit has its own circuit breaker.



TWO ELECTRICAL WIRES LOCATED IN THE ELECTRICAL SUB PANEL AT THE HOT TUB EQUIPMENT AT THE NORTH SIDE OF THE HOUSE ARE CONNECTED TO A SINGLE BREAKER. THIS IS A SAFETY HAZARD BECAUSE THE BREAKER IS DESIGNED FOR A SINGLE WIRE. A LICENSED ELECTRICIAN SHOULD INSPECT THE INSTALLATION AND REPAIR AS FOUND TO BE REQUIRED.

Labeled:
All electrical panels should be clearly labeled. In the case of emergency, you should be able to determine from the service panel which breaker will turn off power to every room in the house.

Yes

Representative number of receptacles working and grounded:

Yes

Representative number of switches working:

Yes

Lighting fixtures:

INSTALL A LIGHT FIXTURE OUTSIDE THE SOUTH BASEMENT DOOR TO THE EXTERIOR.

Exposed safety hazards:

No

IMMEDIATE REPAIRS SUGGESTED:

SECTION 13: ELECTRICAL: THE ELECTRICAL SERVICE MUST BE INSPECTED BY A LICENSED ELECTRICAL CONTRACTOR AND ALL REPAIRS FOUND TO BE REQUIRED MUST BE COMPLETED. THE REPAIRS MUST INCLUDE BUT NOT BE LIMITED TO: REPLACING ALL BREAKERS WITH TEXTURE OVERSPRAY AND INSPECTING THE PANELS TO ENSURE IT IS CLEAN OF ALL FOREIGN MATERIAL AND SAFE FOR USE, INSTALLING ALL LOOSE/EXPOSED WIRING IN THE CRAWLSPACE IN A JUNCTION BOX WITH A COVER PLATE AND ANY OTHER REPAIRS DEEMED TO BE REQUIRED AND OR LISTED WITHIN THIS REPORT.

INSTALL PROPER BLOCK OUTS ON THE OPENING AT THE BACK OF THE SUB-PANEL AT THE HOT TUB EQUIPMENT AT THE NORTH SIDE OF THE HOUSE.

TWO ELECTRICAL WIRES LOCATED IN THE ELECTRICAL SUB PANEL AT THE HOT TUB EQUIPMENT AT THE NORTH SIDE OF THE HOUSE ARE CONNECTED TO A SINGLE BREAKER. THIS IS A SAFETY HAZARD BECAUSE THE BREAKER IS DESIGNED FOR A SINGLE WIRE. A LICENSED ELECTRICIAN SHOULD INSPECT THE INSTALLATION AND REPAIR AS FOUND TO BE REQUIRED.

INSTALL A LIGHT FIXTURE OUTSIDE THE SOUTH BASEMENT DOOR TO THE EXTERIOR.

14. PLUMBING SYSTEM

The plumbing system includes the domestic water supply, drainage, and vent and waste lines. These items are inspected for general condition, excessive wear, leaks, sub-standard water pressure, inadequate drainage and proper function.

HIDDEN PARTS OF THE SYSTEM, INCLUDING BUT NOT LIMITED TO UNDERGROUND SUPPLY LINES AND PRIVATE SUPPLY OR WASTE SYSTEMS, ARE EXCLUDED FROM THIS INSPECTION. PRIVATE WASTE AND WATER SYSTEMS ARE EXCLUDED FROM THIS REPORT. IF DESIRED, A PLUMBING EXPERT SHOULD BE RETAINED FOR THIS TYPE OF INSPECTION.

Plumbing glossary: http://www.keidel.com/resource/glossary/

Plumbing repair: http://www.doityourself.com/scat/plumbing

Plumbing basics: http://www.hometime.com/Howto/projects/plumbing/plum_1.htm

How you get your water: http://www.howstuffworks.com/water.htm

Shut off valves:

Located at the main and at the fixtures
Main shut off valve location: Basement

Source of water:

Municipal

Supply lines:

Copper

Waste lines:

ABS Plastic

Waste disposal:
This information is provided by third parties and verification is not completed as a course of this inspection. Private waste systems are excluded from this report.

Municipal

Further information: **http://www.howstuffworks.com/sewer.htm**

Cross connections:

No

Functional drainage:

Functional flow:

Water pressure:

Vent lines:

Adequate

Leaks:
This section will list plumbing leaks visible during the course of the inspection process. Not all leaks can be found during the limited time we are onsite. **Leaks that only occur after the repeated use of a components are specifically excluded from this report.**

None

General condition of fixtures:

General condition of plumbing:

Signs of corrosion:

None

Signs of corrosion:

THE HOT TUB IS NOT PART OF THE INSPECTION AND IS THEREFORE EXCLUDED FROM THE REPORT.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 14: PLUMBING: THE HOT TUB IS NOT PART OF THE INSPECTION AND IS THEREFORE EXCLUDED FROM THE REPORT.

15. DOMESTIC HOT WATER

Inspection of the domestic hot water system includes all connections made at the tank and the tank itself for any signs of leaks or overheating. The inspection is limited by the hidden nature of the plumbing system. No recovery time tests are completed.

How water heaters work:

http://www.howstuffworks.com/water-heater.htm
http://www.allabouthome.com/tips/plumbing/water_heaters.html

Location:

Basement

Type:

Gas

Venting:

Good

Capacity:

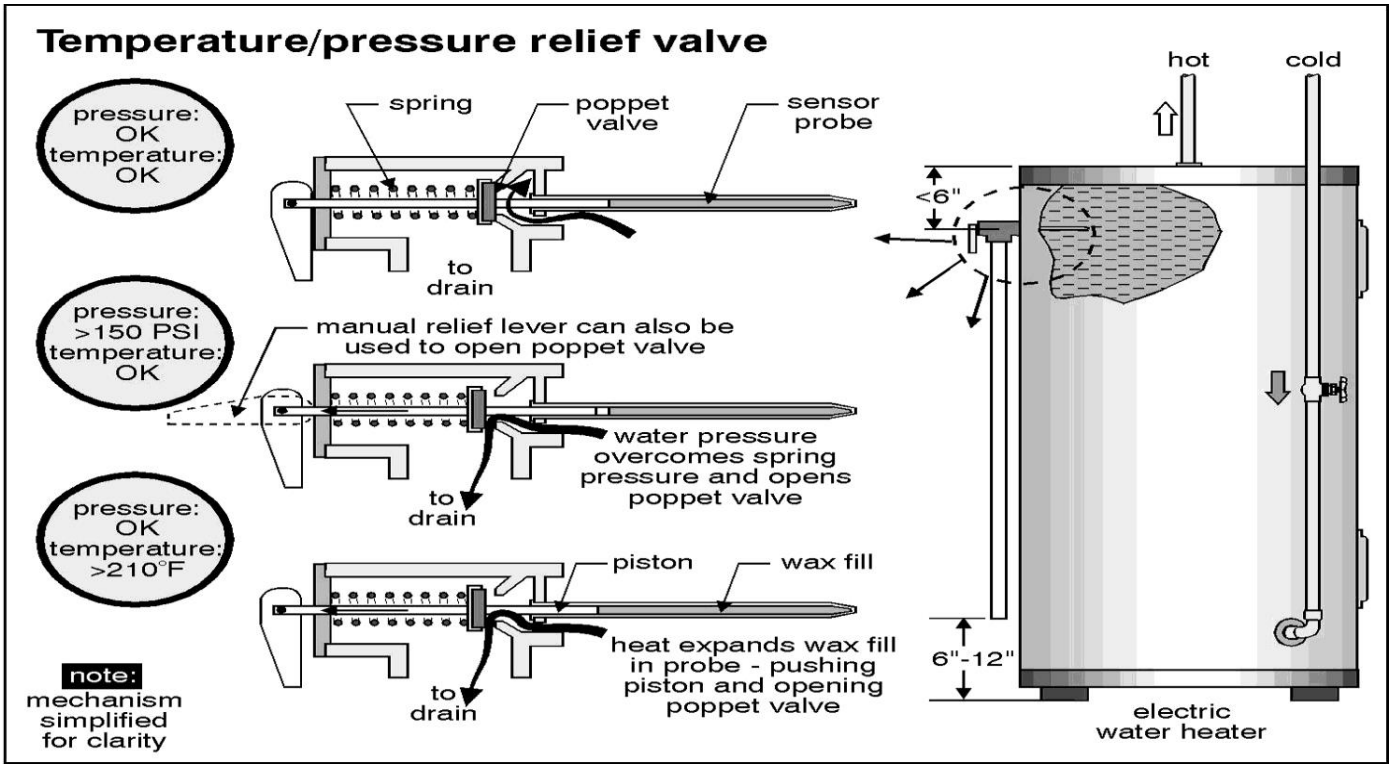
72 Gallons

Age:

8 years

Hot water tank temperature pressure release valve (TPR): All water tanks must have a pressure release valve installed to allow excess water pressure to escape the plumbing system in the case of overheating. The valve must be routed outside, to a floor drain, or waste line.

Hot water tank temperature pressure release valve: All water tanks must have a pressure release valve installed to allow excess water pressure to escape the plumbing system in the case of overheating. The valve must be routed outside, to a floor drain, or waste line.



THE TEMPERATURE PRESSURE RELEASE VALVE (TPR) ON THE HOT WATER TANK MUST BE PROPERLY ROUTED TO THE EXTERIOR, A SINK, OR A FLOOR DRAIN.

Dielectric connectors: The dielectric connectors are installed at the supply lines of the hot water tank; they separate the dissimilar metals in the system to stop corrosion. The connectors fail over time, and corrosion will cause leaks and damage at the connections.

Seismic restraint on the hot water tank: The hot water tank should have proper earthquake protection. The tank must be properly secured to the wall framing system. In the case of an earthquake the tank may fall and could cause serious injury. Also, in the case of emergency the tank is a large storage of potable water.

Earthquake straps on the hot water tank: The hot water tank should have proper earthquake protection. The tank must be properly secured to the wall framing system. In the case of an earthquake the tank may fall and could cause serious injury. Also, in the case of emergency the tank is a large storage of potable water.

Further information: http://www.ehow.com/how_5594702_earthquake-proof-water-heaters.html

INSTALL PROPER EARTHQUAKE STRAPS AT THE TOP AND LOWER THIRD OF THE TANK AS REQUIRED TO SECURE THE HOT WATER TANK TO THE WALL FRAMING SYSTEM.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 15: HOT WATER: THE TEMPERATURE PRESSURE RELEASE VALVE (TPR) ON THE HOT WATER TANK MUST BE PROPERLY ROUTED TO THE EXTERIOR, A SINK, OR A FLOOR DRAIN.

INSTALL PROPER EARTHQUAKE STRAPS AT THE TOP AND LOWER THIRD OF THE TANK AS REQUIRED TO SECURE THE HOT WATER TANK TO THE WALL FRAMING SYSTEM.

HOME OWNERS' INTERNET LINKS:

These links are presented with the intent that they will help you maintain and repair your home. Please remember that anyone can post information on the Internet and that you must take the source of the information into consideration. Some of the sites listed here will not be relevant to your home.

Home maintenance and improvement projects:

http://homeadvisor.msn.com/default.asp

http://www.allabouthome.com

http://doityourself.com/interior_home_improvements.htm

http://www.hometime.com/

http://www.oldhouseweb.net/

Pools and spas: http://www.poolspaoutdoor.com/

Structured wiring: http://www.swhowto.com/

Telephone wiring guide: http://www.wire-your-phones.com/

Home theater: http://www.thisoldhouse.com/toh/knowhow/hometech/article/0,16417,545420,00.html

Earthquake preparation: http://quake.wr.usgs.gov/

American Society of Home Inspectors: http://www.ashi.com

City of Seattle: http://www.pan.ci.seattle.wa.us/

How things work: http://www.howthingswork.com/

When all else fails: http://www.ducttapeguys.com/

Please email us if any link is broken: inspectnw@comcast.net

BUILDING COMPONENT LIFE CYCLE:

BUILDING COMPONENT LIFE CYCLE: HOW LONG WILL IT LAST?

Actual useful life will vary depending on the quality of the component, owner maintenance, and environmental conditions. Appliance life will also depend on the amount of use and roofing life can vary greatly with the construction differences such as the type of attic ventilation. This guide can be used to compare to current ages of components so an appropriate budget can be determined.

APPLIANCES	
Dishwasher	9-12
Disposal	6-9
Refrigerator	17-20
Range	17-22
Microwave oven	10-13
Dryer	13-15
Clothes washer	12-15
Water Heater: electric	11-13
Water Heater: gas	12-15
Sump Pump	8-11

FLOORS AND STAIRS	
Resilient	15-25
Ceramic tile	25-50
Carpet	10-20
Slate/Marble	100
Stairs	50-100
Rails	30-40

PLUMBING	
Faucet and valve	15-20
Galvanized piping	40-50
Galvanized entrance pipe	40-50

HEATING & COOLING

Central air conditioner	15-25
Window unit	10-14
Furnace: gas, oil forced air	18-25
Heat Pump	10-14
Humidifier	8-10
Boiler: gas fired cast iron	40-60
Oil burner	10-12
Circulator pump	10-12
Underground oil tank: steel	20
Underground oil tank: fiberglass	30
Electric baseboard heater	12-14
Electronic air filter	10-12
Ductwork: galvanized	30
Attic fan	20

WALLS

Drywall/plaster	30-70
Ceramic tile	100
Paneling	10-40

ROOFING

Asphalt shingles	15-25
Wood shingles, shakes	10-30
Slate	40-100+
Sheet metal	20-50
Built-up roofing	12-30
Cement asbestos	30-45
EPDM rubber	15-25
Tile	50
Gutters, downspouts	30

BATH

Tub/shower: fiberglass	15-20
Tub: cast iron	50
Toilet	40
Lavatory: enamel steel	5-10
Lavatory: enamel cast iron	25-30
Lavatory: porcelain	25-30

COUNTERS/CABINETS

Kitchen/bath cabinets	15-30
Medicine cabinet	20
Countertop: laminated	10-15
Countertop: Ceramic tile	50+
Countertop: Corian	50+

WINDOWS & DOORS

Wood window	20-70
Aluminum & Vinyl window	15-30
Window glazing	20
Interior door: hollow	30-100+
Interior door : solid	30-100+
Exterior	80-100
Garage door	20-50
Garage door opener	10-12

Copper piping	80+
PVC piping	80+
Polybutylene piping	6-12
Cast iron waste line	75-100
Plastic waste line	50-75
Iron gas line	75-100

ELECTRICAL

Smoke detectors	10
Entrance cable	30-40
Electric panel	25-35
Circuit breakers	10-15
Receptacles	15-25
Ground fault breakers	5

SIDING

Aluminum siding	30-50
Vinyl siding	50
Wood siding	50-100
Hardboard/Composite	10-20

MASONRY

Chimney, fireplace & brick	100+
Brick & Stone walls	100+
Stucco	100+
Mortar	25-50

PAINT

Exterior paint	7-10
Interior paint	7-15
Trim and door paint	5-10

FOOTINGS

Poured concrete foundation	200+
Concrete block	100+
Termite proofing	2-5

EXTERIOR

Pressure treated deck	10-20
Brick & concrete patio	20-30
Concrete walk	25
Asphalt driveway	15
Concrete driveway	20-30

HOME MAINTENANCE SCHEDULE:

Home Maintenance Schedule

Quarterly	
Plumbing	
Faucets and shower heads	Check interior and exterior faucets for leaks. Clean aerators. Replace washers if necessary.
Drains	Clean with baking soda. Pour water down unused drains.
Pipes	Inspect visible pipes for leaks.
Kitchen and bathroom cabinets	Check under and around for leaks.
Toilets	Check for stability and leaks.
Water heater	Check area around water heater for leaks. If you have hard water, drain 1-2 gallons water.
Interior	
Wood cabinets and trim	Apply a wood protectant.
Interior doors	Lubricate hinges.
Garage door	Lubricate hardware. Inspect mechanism for free travel.
Window and door tracks	Check to see if weep holes are open. Clean out dirt and dust. Lubricate rollers and latches.
Basement or crawl space	Check for cracks or any sign of dampness or leaks. Check for any evidence of termites or wood-eating insects.
Ceramic tile	Check and clean grout.
Electrical and appliances	
Heating and cooling systems	Clean and replace filters if necessary.
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the fan housing.
Refrigerator	Clean dust from top. Clean refrigerator drain pan. Clean and defrost freezer if necessary.
Dishwasher	Check for leaks.
Wiring, electrical cords, and plugs	Check for wear or damage. Replace if necessary.
Smoke detector	Test for proper operation and replace batteries if necessary.
GFCI outlets	Test for proper operation.
Exterior	
Foundation	Inspect visible areas, vents, and ducts for cracks, leaks, or blockages.
Landscaping	Check for proper drainage.
Concrete and asphalt	Clean oil and grease.
Fall	
Plumbing	

Plumbing shut-off valves	Inspect for proper operation.
Outside faucets	Drain.
Water heater	Flush out hot water to remove accumulated sediment.
Faucet aerators	Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.
Interior	
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.
Tiled areas	Inspect for loose or missing grout or caulking. Regrout or recaulk if necessary.
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.
Sectional garage doors	Adjust the travel and tension.
Fireplace	Inspect flues. Clean if necessary. Inspect fireplace brick and mortar for cracks or damage.
Electrical and appliances	
Heating system	Service heating system and heat pump.
Cooling system	Remove debris from around units and clean with garden hose. Remove window air conditioner or protect with weatherproof cover. Clean and replace filters if necessary.
Refrigerator coils	Clean.
Combustible appliances	Inspect and service if necessary.
Exterior	
Roof	Check for leaks. Check for damaged, loose, or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.
Gutters and downspouts	Clean and check for leaks, misalignment, or damage.
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.
Septic system	Examine septic system drain field for flooding and odor. Have tank pumped yearly.
Lawn and patio furniture	Clean and store or cover with weatherproof material.
Spring	
Plumbing	
Water heater	Flush out hot water to remove accumulated sediment.
Interior	

Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.
Tiled areas	Inspect for loose or missing grout or caulking. Regrout or recaulk if necessary.
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.
Electrical and appliances	
Heating and cooling system	General furnace inspection: Look for rust, scaling on heat exchanger, and proper flame color; note odd sounds or smells; and check condition of venting. Remove debris around units.
Circuit breakers	Exercise.
Refrigerator	Clean coils.
Exterior	
Decks	Scrub mildewed areas and treat for water stains, mildew, and fungus.
Roof	Clean. Check for leaks. Check for damaged, loose or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.
Gutters and downspouts	Clean and check for leaks, misalignment, or damage.
Windows	Clean.
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.