



MOUNTAINS TO SOUND HOME INSPECTION LLC

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HOME INSPECTION REPORT

120 NW 43rd St
Seattle WA 98107

Estate of William Hunter Hunter

MARCH 12, 2018



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Table of Contents

Table of Contents	2
SUMMARY	3
1: POSITIVE ATTRIBUTES OF THE HOME	5
2: INSPECTION DETAILS	6
3: EXTERIOR	7
4: ROOF	10
5: MAIN ELECTRICAL PANEL	13
6: CARPORT	15
7: HEATING SYSTEM	16
8: WATER HEATER & PLUMBING	18
9: KITCHEN	20
10: KITCHEN APPLIANCES	22
11: BATHROOMS	23
12: LAUNDRY	26
13: INTERIORS	28
14: BEDROOMS	31
15: ATTIC	33
16: CRAWLSPACE, FOUNDATION, STRUCTURE & BASEMENTS	35
17: GENERAL COMMENTS	37
18: SETTING REASONABLE EXPECTATIONS	40
19: REPORT CONCLUSION	42
STANDARDS OF PRACTICE	43

SUMMARY




COSMETIC - MONITOR -
MAINTENANCE



RECOMMENDATIONS



SAFETY ITEMS - IMMEDIATE
ACTIONS

-  3.6.1 Exterior - Exterior Siding Notes: Vegetation is encroaching
-  3.12.1 Exterior - Doorbell: Does not work
-  3.14.1 Exterior - Outlets, Electrical Observations: Pre-1973-update GFCI optional
-  3.14.2 Exterior - Outlets, Electrical Observations: Missing weather seals
-  4.3.1 Roof - General Observations: Moss & Debris
-  4.5.1 Roof - Gutters & Drainage: Gutters need to be cleaned of debris
- 
- 4.6.1 Roof - Chimney On Roof & Photo: The vertical wall flashings of the chimney need to be resealed to help keep moisture out
-  4.6.2 Roof - Chimney On Roof & Photo: Crown deteriorated
-  4.7.1 Roof - Roof Electrical : Needs Repair
-  5.3.1 Main Electrical Panel - Main Panel Notes: Outdated Panel
-  5.5.1 Main Electrical Panel - Wiring Notes: Aluminum wiring warning
-  5.6.1 Main Electrical Panel - Circuit Breakers: Obsolete screw-in fuses
-  7.2.1 Heating System - Furnace Notes: Service Unit
-  7.9.1 Heating System - Return-Air Compartment: Replace Filter
-  8.1.1 Water Heater & Plumbing - Water Heating System: Expansion Tank Not Installed
-  9.2.1 Kitchen - Sink and Faucet: Faucet drips
-  9.8.1 Kitchen - Windows: Difficult to open or close.
-  11.1.1 Bathrooms - Sink and Faucet: Sinks stopper needs work
-  11.7.1 Bathrooms - Tub-Shower: Cleaned and Caulked
- 
- 11.8.1 Bathrooms - Hydro-Spa: The hydro-spa in the bathroom does not respond and should be serviced
-  11.11.1 Bathrooms - Flooring: Floor worn or cosmetically damaged
-  12.1.1 Laundry - Washer & Dryer: Dryer did not work on demand
-  13.5.1 Interiors - Windows: Difficult to open or close
-  13.5.2 Interiors - Windows: Missing or damaged hardware
-  13.7.1 Interiors - Smoke & CO Detectors Notes: Add carbon monoxide detector

- 🔌 13.8.1 Interiors - Fireplace Notes: Gas is off
- 🔌 14.4.1 Bedrooms - Walls and Ceiling: Wall/Ceiling damage
- 🔧 15.4.1 Attic - Roof Decking Notes: Deck Staining
- 🔧 15.8.1 Attic - Insulation Notes: Minimal batt insulation 4-5 inches
- 🔌 16.1.1 Crawlspace, Foundation, Structure & Basements - Crawlspace Notes: Hatch Doesn't Seal
- 🔌 16.1.2 Crawlspace, Foundation, Structure & Basements - Crawlspace Notes: Rodent Activity
- 🔧 16.1.3 Crawlspace, Foundation, Structure & Basements - Crawlspace Notes: Wood Debris
- 🔌 16.2.1 Crawlspace, Foundation, Structure & Basements - Foundation: Cracks Moderate

1: POSITIVE ATTRIBUTES OF THE HOME

Information

Features & Description:

Plumbing

The plumbing system was
Copper plumbing

Features & Description: Description

1950 two bedroom one bathroom home. Features include wood flooring throughout, gas fired forced air furnace, wood burning place in the living room. Dining area off galley kitchen.

2: INSPECTION DETAILS

Information

Start Time 12pm	In Attendance Listing Agent	Occupancy Vacant
Style Single Level	Weather Conditions Clear	Year Built 1950
Temperature 50-60 degrees		
Type of Building Single Family		

The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.



3: EXTERIOR

		IN	NI	NP	O
3.1	General Comments	X			
3.2	Driveway & Walkways	X			
3.3	Patio	X			
3.4	Site & Other Observations	X			
3.5	Grading & Drainage	X			
3.6	Exterior Siding Notes				X
3.7	Fascia & Trim	X			
3.8	Exterior Plumbing	X			
3.9	Downspouts	X			
3.10	Exterior Doors	X			
3.11	Crawlspace Vents	X			
3.12	Doorbell				X
3.13	Lights	X			
3.14	Outlets, Electrical Observations	X			

IN = Inspected

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O = Observations

Information

Driveway & Walkways: Driveway Acceptable

The driveway is in acceptable condition.

Driveway & Walkways: Walkway Acceptable

The walkways are in acceptable condition.

Patio: Acceptable

The patio is in acceptable condition.

Exterior Siding Notes: Siding Type

Wooden Siding

Fascia & Trim: Acceptable

The wood fascia board and wood trim are in acceptable condition.

Exterior Plumbing: Hose bibs Functional

The hose bibs that were found and accessible were functional.

Crawlspace Vents: Crawlspace Vents

Vents were acceptable.

General Comments: Exterior comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Grading & Drainage: General Grading Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Exterior Siding Notes: Acceptable

The exterior house wall finish is in acceptable condition. Any exceptions will be noted below.

Downspouts: Acceptable

The downspouts appear to be in acceptable condition. Any exceptions will be noted below. We recommend downspouts always drain away from the structure and foundation

Exterior Doors: Exterior Doors Acceptable

The exterior doors were in acceptable condition. Any exceptions will be noted.

Lights: Acceptable

The lights outside the doors of the residence are functional. Any sensor or light sensitive fixture lights were not tested.

Observations

3.6.1 Exterior Siding Notes

VEGETATION IS ENCROACHING

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Recommendation

Contact a qualified landscaping contractor



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3.12.1 Doorbell

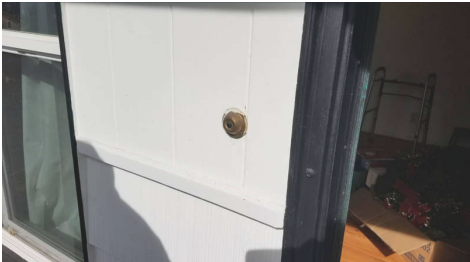
DOES NOT WORK

The doorbell does not work on demand and service is recommended .

Recommendation

Contact a qualified professional.

 Recommendations



3.14.1 Outlets, Electrical Observations

PRE-1973-UPDATE GFCI OPTIONAL

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All of the exterior outlets are functional and grounded. When this house was built (pre 1973) GFCI outlets were not required. Current modern homes all have GFCI protected outlets on the exterior you may elect to have them updated for safety reasons.

Recommendation

Contact a qualified electrical contractor.

3.14.2 Outlets, Electrical Observations

MISSING WEATHER SEALS

There is at least one exterior outlets that are missing weather seals or covers which are recommended for safety and to keep moisture from damaging the outlet.

Recommendation

Contact a qualified handyman.



Recommendations



4: ROOF

		IN	NI	NP	O
4.1	Method of Evaluation & Photos	X			
4.2	Composition Shingle Roof Notes	X			
4.3	General Observations				X
4.4	Vents & Flashings	X			
4.5	Gutters & Drainage				X
4.6	Chimney On Roof & Photo				X
4.7	Roof Electrical				X

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Information

General Observations: NONE

Method of Evaluation & Photos: Method of Evaluation & Photos

Walking on its surface



Composition Shingle Roof Notes: Acceptable

The roof is in generally acceptable condition. Any exceptions will be noted below. NOTE: This is not guarantee against leaks.

Composition Shingle Roof Notes: Estimated Age

10-15 Years Old

Because the exact installation date is unknown, this is an estimated guess of the age of the roof based on the current condition of the roof.

Composition Shingle Roof Notes: General Comments and Description

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Vents & Flashings: Acceptable

The roof flashings and vents are in acceptable condition where viewed. They appear to consist of metal flashing around roof penetrations and in valleys.

Gutters & Drainage: Acceptable

The gutters appear to be in acceptable condition. Any exceptions will be noted below.

Chimney On Roof & Photo: Chimney Photo**Chimney On Roof & Photo: Acceptable**

The the chimney above the roof is in acceptable condition. Any exceptions will be noted.

Observations

4.3.1 General Observations



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MOSS & DEBRIS

Parts of the roof needs to be cleaned of moss and/or debris. This can restrict drainage and lead to moisture intrusion and moisture damage if not corrected.

Recommendation

Contact a qualified professional.



4.5.1 Gutters & Drainage



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GUTTERS NEED TO BE CLEANED OF DEBRIS

The gutters need to be cleaned of debris and serviced to be sure they will drain properly. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Recommendation

Contact a qualified roofing professional.



4.6.1 Chimney On Roof & Photo

THE VERTICAL WALL FLASHINGS OF THE CHIMNEY NEED TO BE RESEALED TO HELP KEEP MOISTURE OUT

The vertical wall flashings of the chimney is substandard. Recommend repair.

Recommendation

Contact a qualified roofing professional.



Recommendations



4.6.2 Chimney On Roof & Photo

CROWN DETERIORATED

The crown, which is designed to seal the chimney wall and to shed rainwater, is washed out or deteriorated and should be repaired or replaced.

Recommendation

Contact a qualified masonry professional.



Recommendations



4.7.1 Roof Electrical

NEEDS REPAIR

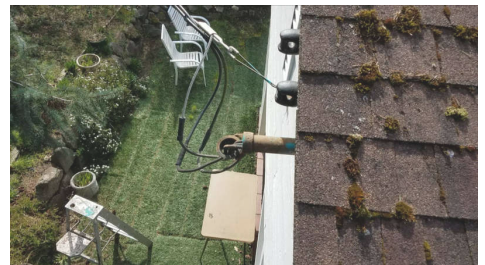
The cap on the electrical strike is missing. Recommend replacing to prevent water from entering.

Recommendation

Contact a qualified professional.



Recommendations



5: MAIN ELECTRICAL PANEL

		IN	NI	NP	O
5.1	Service Entrance	X			
5.2	Panel Size, Location & Photo	X			
5.3	Main Panel Notes				X
5.4	Panel Cover Condition	X			
5.5	Wiring Notes				X
5.6	Circuit Breakers				X


IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance: Main Lines
Overhead

Service Entrance: Main Lines
Acceptable
The electrical service entrances are acceptable

Panel Size, Location & Photo:
Panel Amps, Location and Picture
Right Side



Panel Cover Condition:
Acceptable
The electrical panel cover is in acceptable condition.

Wiring Notes: Electrical Service
Conductors
Aluminum

Circuit Breakers: Acceptable
There are no visible deficiencies with the circuit breakers.

Panel Size, Location & Photo: Earth Ground
Not visible
The main panel grounding was observed and found to be in good repair and of adequate function at the time of the inspection.


Observations

5.3.1 Main Panel Notes

OUTDATED PANEL

The electrical panel outdated. We recommend evaluation and updating.

Recommendation
Contact a qualified professional.

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5.5.1 Wiring Notes



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ALUMINUM WIRING WARNING

Branch wiring visible inside the service panel contained aluminum wires. Neglected aluminum wiring connections are a potential fire hazard. The Inspector recommends that you have the entire electrical system evaluated and any necessary maintenance which would include paste at all outlets and inside the panel and or corrections, or upgrades performed by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

5.6.1 Circuit Breakers



Recommendations

OBSOLETE SCREW-IN FUSES

The electrical panel employs obsolete, screw-in, fuses that should be evaluated by an electrician with a view to upgrading the system.

Recommendation

Contact a qualified electrical contractor.



6: CARPORT

		IN	NI	NP	O
6.1	Carport condition	X			
6.2	Supports	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Picture of carport



Carport condition: Acceptable

The carport and it's supports were in acceptable condition.

Supports: Acceptable

The carport supports are in acceptable condition.

7: HEATING SYSTEM

		IN	NI	NP	O
7.1	General Notes & Photos	X			
7.2	Furnace Notes	X			
7.3	Gas Valve & Connector	X			
7.4	Vent Pipe	X			
7.5	Combustion-Air Vents	X			
7.6	Thermostats	X			
7.7	Registers	X			
7.8	Flexible Ducting	X			
7.9	Return-Air Compartment				X

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Information

General Notes & Photos: Equipment Photos



Vent Pipe: Acceptable

The gas furnace vent pipe is in acceptable condition.

Thermostats: Acceptable

The thermostats were functional at the time of the inspection

Registers: Acceptable

The air supply registers are reasonably clean and appear functional.

General Notes & Photos: Disclaimer

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, or within the inspection period if possible, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Having the heating and cooling system fully evaluated by a qualified HVAC technician before the close of escrow and at least annually is recommended, regardless of its condition.

Furnace Notes: Acceptable

The furnace was functional and responds when prompted at its thermostat. I recommend further review from a qualified HVAC technician for more information or a detailed evaluation, at least before the close of escrow, or as you feel necessary.

Gas Valve & Connector: Acceptable

The gas valve and connector are in acceptable, visible condition, however the valve itself was not turned or operated.

Combustion-Air Vents: Acceptable

The combustion-air vents appear to be adequate to support complete combustion.

Flexible Ducting: Acceptable

The easily visible ducts have no visible deficiencies. They are a modern, insulated, flexible type and are hanging properly with flexible fabric hangers.

Return-Air Compartment: Acceptable

The return-air compartments are in acceptable condition. I recommend changing the filters every 30 - 60 days or as required by the manufacturer. Any interior or internal HVAC system filters were not evaluated as part of this inspection. This includes any filters located within the interior air handler or furnace unit where located in the attic, garage or a closet etc.

Observations

7.2.1 Furnace Notes

SERVICE UNIT

The last known service date of the furnace was over one year ago or a service record was not found on or around the heating system. Recommend a heating contractor thoroughly clean and inspect the heating plant. Servicing would be appropriate prior to closing.

Recommendation

Contact a qualified heating and cooling contractor



Recommendations

7.9.1 Return-Air Compartment

REPLACE FILTER

The filter(s) in the return air compartment is dirty and should be changed soon and again at least every two or three months.

Recommendation

Recommended DIY Project



Recommendations

8: WATER HEATER & PLUMBING

		IN	NI	NP	O
8.1	Water Heating System				X
8.2	Main Water Shut-Off, Distribution & Supply	X			
8.3	Drain, Waste, & Vent Systems	X			
8.4	Gas Components	X			

IN = Inspected

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Information

Water Heating System: Power Source/Type

Electric

Water Heating System: Year

2011

Water Heating System: Location

Hallway

Water Heating System: Capacity

50

Water Heating System: Seismic Straps Present

Seismic straps were installed as recommended.

Water Heating System: Electrical Connections-Acceptable

The electrical connection to the water heater is functional.

Water Heating System: Drain Valve-Acceptable

The drain valve is in place and presumed to be functional.

Water Heating System: Middle Age

The water heater is in the middle years of its expected service life.

Main Water Shut-Off, Distribution & Supply: Main Water Shut off Location

Front

Main Water Shut-Off, Distribution & Supply: Water Meter Location

Front

Main Water Shut-Off, Distribution & Supply: Water Supply Material To House

Unknown

Drain, Waste, & Vent Systems: Waste pipe Material

Iron

Gas Components: Gas Main Observations-Acceptable

Gas was on

The gas main/meter appears satisfactory.

Gas Components: Main Gas Shut-off Location

Meter

Water Heating System: Manufacturer and picture

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Water Heating System: Water Shut-Off Valve & Connectors

The shut-off valve and water connectors appear functional but was not tested.

Water Heating System: Relief Valve & Discharge Pipe-Acceptable

The water heater is equipped with a mandated pressure-temperature relief valve and pipe.

Water Heating System: Has Drain Pan & Discharge Pipe

The water heater is equipped with a drain pan and discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Main Water Shut-Off, Distribution & Supply: Plumbing acceptable

The plumbing was generally in acceptable condition. Any exceptions will be noted low.

Main Water Shut-Off, Distribution & Supply: Water Distribution Material

Copper

A representative amount of the plumbing distribution system was observed and found to be in good repair.

Drain, Waste, & Vent Systems: Acceptable

Based on industry recommended water tests, the drainpipes are functional and acceptable at this time and functional drainage was noted. However, only a video-scan of the main drainpipe could confirm its actual condition which is beyond the scope of a general home inspection. Any exceptions will be noted below.

Drain, Waste, & Vent Systems: Side Sewer Notes

For a full evaluation of the waste line, we recommend that a sewer scope be completed.

Gas Components: Gas Supply Pipes-Acceptable

The visible portions of the gas pipes and their supports appear to be in acceptable condition.

Observations

8.1.1 Water Heating System

EXPANSION TANK NOT INSTALLED

A thermal expansion tank was not installed. We recommend installation

Recommendation

Contact a qualified professional.



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9: KITCHEN

		IN	NI	NP	O
9.1	Countertop	X			
9.2	Sink and Faucet	X			
9.3	Trap and Drain	X			
9.4	Valves and Connectors	X			
9.5	Exhaust Fan Notes	X			
9.6	Flooring	X			
9.7	Walls and Ceiling	X			
9.8	Windows				X
9.9	Doors	X			
9.10	Cabinets	X			
9.11	Outlets, Electrical Observations	X			
9.12	Lights, Wall Switches	X			

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Information

Kitchen-PICTURE



Countertop: Acceptable

The visible areas of the kitchen countertops were functional.

Sink and Faucet: Acceptable

The kitchen sink and faucet are functional.

Trap and Drain: Acceptable

The kitchen trap and drain are functional. No leaking was noted.

Exhaust Fan Notes: Acceptable

Vents Internally
The kitchen exhaust fan was functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Cabinets: Acceptable

The cabinets are functional, and do not have any significant damage.

Outlets, Electrical Observations: Acceptable

The outlets functioned as intended.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Valves and Connectors: Acceptable

The kitchen valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

9.2.1 Sink and Faucet

**FAUCET DRIPS**

The kitchen faucet drips or runs continuously and should be repaired or replaced as necessary.

Recommendation

Contact a qualified handyman.



9.8.1 Windows

**DIFFICULT TO OPEN OR CLOSE.**

One or more windows were difficult to open or close and may need maintenance type service. Cleaning, silicone etc.

Recommendation

Contact a qualified window repair/installation contractor.



10: KITCHEN APPLIANCES

		IN	NI	NP	O
10.1	Refrigerator	X			
10.2	Dishwasher	X			
10.3	Built in Microwave	X			
10.4	Range	X			

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Information

Range: Acceptable

The range is functional.

Range: Range type

Electric range

Refrigerator: Acceptable

The fridge was functional and achieved acceptable fridge and freezer temperatures. This is a limited courtesy fridge inspection you should ask the sellers about its full operation. You should make sure to set your fridge at appropriate temps.

Dishwasher: Acceptable

The dishwasher is functional, completes an entire cycle, drains properly and no leaking was noted.

11: BATHROOMS

		IN	NI	NP	O
11.1	Sink and Faucet				X
11.2	Trap and Drain	X			
11.3	Valves and Connectors	X			
11.4	Countertop	X			
11.5	Cabinets	X			
11.6	Toilet	X			
11.7	Tub-Shower				X
11.8	Hydro-Spa				X
11.9	Exhaust Fan	X			
11.10	Doors	X			
11.11	Flooring				X
11.12	Walls and Ceiling	X			
11.13	Windows	X			
11.14	Closet	X			
11.15	Lights, Wall Switches	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Sink and Faucet: Acceptable

The sinks were functional.

Trap and Drain: Acceptable

The trap and drain are functional. No leaking was noted.

Countertop: Acceptable

The countertops were functional.

Cabinets: Acceptable

The cabinets are functional, and do not have any significant damage.

Toilet: Acceptable

The toilets were functional, flushes properly and no leaking noted.

Exhaust Fan: Acceptable

The bathroom exhaust fan is functional and works on demand.

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Windows: Acceptable

The windows are functional.

Closet: Acceptable

The door(s) are functional.

Closet: Acceptable

The closet was inspected and appeared to be in acceptable condition

Lights, Wall Switches: Acceptable

The ceiling/wall lights are functional.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Bathroom Photos

These photos are to show the condition of the bathrooms at the time of the inspection.



Bathrooms In Acceptable Condition

The bathrooms are overall in acceptable and serviceable condition. Any exceptions will be noted in their perspective areas.

Valves and Connectors: Acceptable

The valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Tub-Shower: Acceptable

The tub/shower is functional. Hot and cold water supply temperature was verified and no leaking noted.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

11.1.1 Sink and Faucet



SINKS STOPPER NEEDS WORK

The sinkstopper does not work properly and repair is recommended.

Recommendation

Contact a qualified handyman.



11.7.1 Tub-Shower



CLEANED AND CAULKED

The enclosure needs to be cleaned and caulked, to forestall moisture damage.

Recommendation

Contact a qualified handyman.



11.8.1 Hydro-Spa



THE HYDRO-SPA IN THE BATHROOM DOES NOT RESPOND AND SHOULD BE SERVICED

The hydro-spa in the bathroom does not respond, and should be demonstrated, serviced and confirmed to have ground-fault protection.

Recommendation

Contact a qualified plumbing contractor.



11.11.1 Flooring

FLOOR WORN OR COSMETICALLY DAMAGED

The floor is worn or cosmetically damaged, which you should view for yourself and correct as desired.

Recommendation

Contact a qualified flooring contractor



Recommendations



12: LAUNDRY

		IN	NI	NP	O
12.1	Washer & Dryer				X
12.2	Dryer Vent	X			
12.3	220 Volt Receptacle	X			
12.4	Trap & Drain	X			
12.5	Valves & Connectors	X			
12.6	Doors	X			
12.7	Flooring	X			
12.8	Walls & Ceiling	X			
12.9	Lights, Wall Switches	X			
12.10	Outlets, Electrical Observations	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Washer & Dryer: Equipment photos



Washer & Dryer: Dryer power source

220 Electric

Doors: Acceptable

The door is functional.

Walls & Ceiling: Acceptable

The walls and ceiling are in acceptable condition.

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Outlets, Electrical Observations: Serviceable

Washer & Dryer: Washer acceptable

At the time of inspection the washer was working. It was ran momentarily on one cycle and appeared to be working correctly. This is a limited washer inspection and you should ask the seller about all the appliances and ask about any issues.

Dryer Vent: Acceptable

The visible dryer vent connection appears correct. NOTE: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

220 Volt Receptacle: 220 In-Use

The 220 volt receptacle for the dryer is in use and power supply was verified at the outlet. I recommend you should evaluate this outlet style to be sure the dryer you plan on using here is compatible with it.

Trap & Drain: Acceptable

The washing machine drain line appears satisfactory but is not visible because it's behind or within the wall.

Valves & Connectors: Acceptable

The washing machine valves and connectors appear functional but were not tested. No leaking was noted. However, because they are not in daily use they typically become stiff or frozen.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

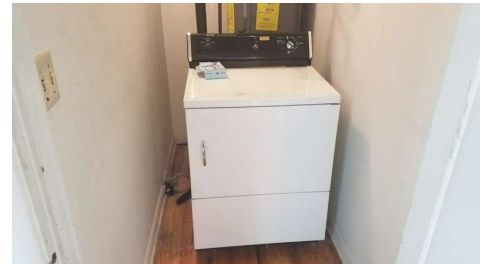
12.1.1 Washer & Dryer

DRYER DID NOT WORK ON DEMAND

The dryer controls were operated and it would not turn on.

Recommendation

Contact a qualified appliance repair professional.

**Recommendations**

13: INTERIORS

		IN	NI	NP	O
13.1	General Notes	X			
13.2	Doors	X			
13.3	Flooring	X			
13.4	Walls and Ceiling	X			
13.5	Windows				X
13.6	Closet	X			
13.7	Smoke & CO Detectors Notes				X
13.8	Fireplace Notes				X
13.9	Lights, Wall Switches	X			
13.10	Environmental Notes	X			
13.11	GFCI Notes	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Windows: Acceptable

The windows are functional.

Closet: Acceptable

The door(s) are functional.

Closet: Acceptable

The closet was inspected and appeared to be in acceptable condition

Fireplace Notes: Type of fireplace & Photo

Natural Gas

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Lights, Wall Switches: Acceptable

The wall switches are functional.

General Notes: Interior Photos

These photos are to show the condition of the interiors at the day of the inspection.



General Notes: Interiors in Acceptable condition

Windows, doors, floor and fixtures were overall in acceptable and serviceable condition. This also includes wall, ceilings and and other surfaces. Any exceptions will be noted in their perspective areas.

General Notes: Obsolete two prong ungrounded type

Many outlets throughout the residence are an obsolete, two prong, ungrounded type that are recommended to be evaluated by an electrician, before the close of escrow, and upgraded to have ground-fault protection as a modern safety feature.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Smoke & CO Detectors Notes: The smoke detectors Present

The smoke detectors were located where needed. They should be checked periodically.

Environmental Notes: Lead Paint

The Interior and Exterior surfaces may contain lead paint. Actual content can only be determined by laboratory testing. Further information on lead paint can be obtained from a licensed lead paint consultant or abatement contractor.

GFCI Notes: No GFCI Protection

No GFCI (Ground Fault Circuit Interrupter) protection was installed. We recommend upgrading of unprotected receptacles in areas where GFCI protection is presently required.

GFCI Notes: GFCI Overview

GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In Bathrooms, Kitchen, Garages, Exterior, Crawl Spaces and sump pump equipment.

Observations

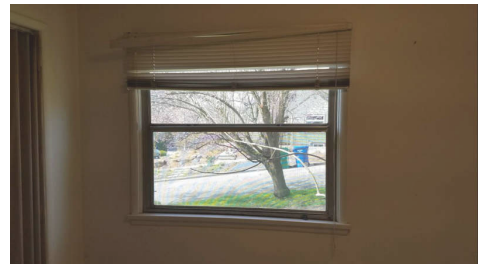
13.5.1 Windows

DIFFICULT TO OPEN OR CLOSE**THROUGHOUT THE HOUSE**

One or more windows were difficult to open or close and may need maintenance or repair.

Recommendation

Contact a qualified window repair/installation contractor.

**Recommendations**

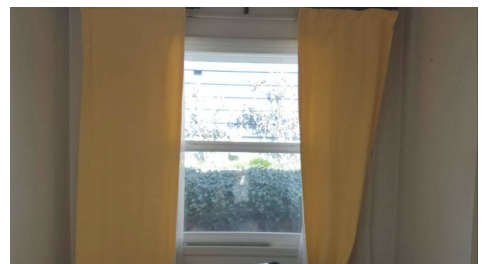
13.5.2 Windows

MISSING OR DAMAGED HARDWARE

The window is missing or has damaged hardware and is in need of service to be functional.

Recommendation

Contact a qualified professional.

**Recommendations**

13.7.1 Smoke & CO Detectors Notes

ADD CARBON MONOXIDE DETECTOR

In order to ensure that your home has maximum protection, it's important to have a **CO detector** on every floor. **Carbon monoxide detectors** can get the best reading of your home's air when they are **placed per manufacturer's instructions**.

Recommendation

Contact a qualified handyman.



Safety Items - Immediate Actions

13.8.1 Fireplace Notes

GAS IS OFF

The gas was off at the meter and should be turned on and the fireplace tested.

Recommendation

Contact a qualified professional.



Recommendations



14: BEDROOMS

		IN	NI	NP	O
14.1	General	X			
14.2	Doors	X			
14.3	Flooring	X			
14.4	Walls and Ceiling				X
14.5	Closet	X			
14.6	Lights, Wall Switches	X			
14.7	Outlets, Electrical	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Closet: Acceptable

The door(s) are functional.

Closet: Acceptable

The closet was inspected and appeared to be in acceptable condition

Lights, Wall Switches: Acceptable

The wall switches are functional.

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Outlets, Electrical: Acceptable

The outlets were functional and grounded

General: Bedrooms Photos

These photos are to show the condition of the bedrooms at the time of the inspection.



General: Bedrooms in Acceptable condition

Windows, doors, floor and fixtures were overall in acceptable and serviceable condition. This also includes wall, ceilings and and other surfaces. Any exceptions will be noted in their perspective areas.



Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

14.4.1 Walls and Ceiling

WALL/CEILING DAMAGE

FRONT & REAR BEDROOM

 Recommendations

The walls have some damage and repair is recommended. Possible water damage.

Recommendation

Contact a qualified drywall contractor.



15: ATTIC

		IN	NI	NP	O
15.1	Method of Evaluation	X			
15.2	Common Observations	X			
15.3	Framing Notes	X			
15.4	Roof Decking Notes				X
15.5	Exhaust Ducts	X			
15.6	Electrical Notes	X			
15.7	Ventilation	X			
15.8	Insulation Notes	X			
15.9	Plumbing Vents	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Attic Access Location

Carport, Closet

Exhaust Ducts: Acceptable

The visible portions of the exhaust ducts appear to be functional.

Insulation Notes: Insulation Type

Blown, Cellulose

Insulation Notes: Acceptable

Insulation is acceptable

Plumbing Vents: Acceptable

The accessible plumbing vents were in acceptable condition.

Attic Photos



General Info

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well and often does obscure water pipes, electrical conduits, junction boxes, exhaust fans, heating and cooling ducts and other components.

Method of Evaluation: Entered

The attic was evaluated by direct access to easily accessible areas, and viewed from easy vantage points. Vaulted ceilings have limited access.

Framing Notes: Rafter type system - Acceptable

The roof framing is in satisfactory condition. The roof framing consists of a wood truss type system, comprised of components called chords, webs, and struts that are connected by metal gussets nailed in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Roof Decking Notes: Plywood decking-Acceptable

The visible portions of the plywood roof decking are in acceptable condition and should conform to the standards of the year in which they were installed.

Electrical Notes: Knob & Tube Wiring

This home is equipped with the knob & tube wiring, in the attic, which is very common in older homes. Knob & tube wiring is not necessary a defect due to being old, but if it has been modified improperly it can pose hazards. We recommend that you consult your insurance company about having this type of wiring and can the home be insured due to this type of wire installed. In some cases you can consult a professional electrical contractor for a certificate of a safe and proper operation. Additionally, knob and tube wiring should never be buried in insulation.

Ventilation: Ventilation - Acceptable

Ventilation is provided by a combination soffit, gable or roof vents and should be adequate. However, contacting a qualified insulation contractor about having your attic ventilation upgraded could help lower energy costs by cooling down your attic during the warmer summer months.

Observations

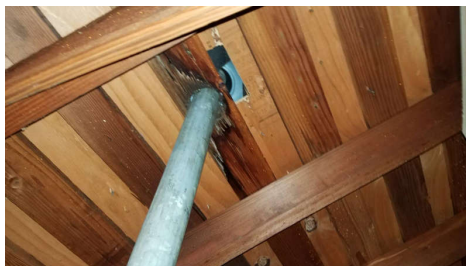
15.4.1 Roof Decking Notes

**Cosmetic - Monitor - Maintenance****DECK STAINING**

Discoloration and dark staining was observed on the roof sheathing. This is often caused by poor ventilation and is commonly considered a microbial growth. Recommend improving ventilation and cleaning.

Recommendation

Contact a qualified professional.



15.8.1 Insulation Notes

**Cosmetic - Monitor - Maintenance****MINIMAL BATT INSULATION 4-5 INCHES**

The residence has minimal batt insulation and adding more is recommended to conserve energy. There is currently only about 4-5 inches at most areas.

Recommendation

Contact a qualified handyman.



16: CRAWLSPACE, FOUNDATION, STRUCTURE & BASEMENTS

		IN	NI	NP	O
16.1	Crawlspace Notes	X			
16.2	Foundation				X
16.3	Sub-floor Structure	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Crawlspace Notes: Crawlspace Access Location
Closet, Rear

Crawlspace Notes: Crawlspace Photos



Crawlspace Notes: Vapor Barrier
At the time of the inspection,the vapor barriers were in good condition with only minor visible defects normal to the age of the home.

Foundation: Material/Type
Concrete
Thefoundation showed only the normal signs of weathering and or cracking at the time of the inspection.

Sub-floor Structure: Serviceable Condition
The visible Beams, posts and piers and other sub-floor components were in acceptable condition at the time of the inspections. Any exceptions will be noted below.

Observations

16.1.1 Crawlspace Notes

HATCH DOESN'T SEAL

The crawl space hatch is damaged or does not seal. This may allow passage to rodents. We recommend necessary repairs to seal.

Recommendation
Contact a qualified professional.



16.1.2 Crawlspace Notes

RODENT ACTIVITY

Evidence of rodent activity in the form of feces or urine stains was observed in the crawl space. We recommend sealing all access points and eliminating any active infestation.

Recommendation

Contact a qualified pest control specialist.

16.1.3 Crawlspace Notes

WOOD DEBRIS

Building materials or other wood debris was observed in the crawlspace. This is a conducive condition to Wood destroying organisms. We recommend removing a hall wood and other cellular material.

Recommendation

Contact a qualified professional.



16.2.1 Foundation

CRACKS MODERATE

Moderate sized cracks were observed on the Exterior foundation. This suggests unstable or settling soils. Recommend a soil or structural engineer should be consulted for corrective repairs. This may include sealing the pieces back together with a concrete or similar patch. Sealing is to deny possible moisture entry. a structural engineer evaluate and provide a report on course of action and remedy.

Recommendation

Contact a qualified professional.



		IN	NI	NP	O
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O = Observations

General Info

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the Inspection Company.

MOLD is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread in the air then land and feed on organic matter. It has been in existence throughout human history and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not

usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture, and Your Home," by visiting their website at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

ASBESTOS is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer and is, therefore, a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

POPCORN CEILING- In early formulations, it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States,[1] popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1977. Inhaled in large quantities, asbestos fibers can cause lung disease, scarring of the lungs and lung cancer. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous.

RADON is a gas that results from the natural decay of radioactive materials in the soil and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their effects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to inquire about any high radon readings that might be prevalent in the general area surrounding your home.

LEAD poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes, it is a definite health hazard. Although rarely found in modern use, the lead could be present in any home built as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

CRACKS AND WINDOWS Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Many environmental factors come into play when and if hermetic seals have failed and Unfortunately, it is not always apparent, which is why we disclaim an evaluation of hermetic seals or unnoticed fogging glass. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

All conditions are reported as they existed at the time of the inspection. The information contained in this report may be unreliable beyond the date of the inspection due to changing conditions.

[illegible]

Setting Reasonable Expectations

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect peoples decisions to purchase.

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Dont be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

There is more to the Last Man In Theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Contractors may say I cant believe you had this house inspected, and they didnt find this problem. There are several reasons for these apparent oversights:

Page 40 of 45

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. Its impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. Were Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We dont perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.

		IN	NI	NP	O
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O = Observations

Conclusion

Congratulations on the purchase of your new home. Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service and trust that you will be completely satisfied with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

STANDARDS OF PRACTICE

Exterior

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions, repairs are usually noted in the form seventeen.

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed, the materials or their nature of construction and condition of the underneath cannot be determined. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection.

These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period.

This report is issued in consideration a foregoing disclaimer in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that a annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Main Electrical Panel

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the Washington standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Safety devices are not tested by the inspector. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes a costly condition to address.

Water Heater & Plumbing

Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Review of these systems could be performed by qualified specialists prior to closing of escrow.

Kitchen

Inspection of the stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Bathrooms

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their duct work are tested for their proper operation and examined where visible.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Interiors

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be

cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Crawlspace, Foundation, Structure & Basements

Many of the dwellings structural elements and portions of it's mechanical systems are visible inside the Crawl Space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area.

Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl Space during the rainy season.