

The Home Detective

Home Inspections That Clue You In

P.O. Box 863, Renton, Washington 98057
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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mike Ellis

INSPECTION ADDRESS

16506 74th Avenue NE, Kenmore, Washington 98028

INSPECTION DATE

6/26/2010 9:00 am

REPRESENTED BY:

Melissa Masterleo
Coldwell Banker Bain



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GENERAL INFORMATION

Inspection Address: 16506 74th Avenue NE, Kenmore, Washington 98028
Inspection Date: 6/26/2010 Time: 9:00 am
Weather: Partly Cloudy - Temperature at time of inspection: 60 Degrees

Inspected by: Reid Guthrie

Client Information: Mike Ellis
Buyer's Agent: Coldwell Banker Bain
Melissa Masterleo
Mobile: 425 602 1184
Email: melissamasterleo@cbbain.com

Structure Type: Wood Frame
Furnished: No
Number of Stories: Two

Structure Orientation: West

Estimated Year Built: 1938
Unofficial Sq.Ft.: 2022

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of The Home Detective and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of The Home Detective and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of Practice established by the State of Washington and The American Society of Home Inspectors (ASHI), and those that we do not inspect are clearly noted in the contract and/or in the aforementioned standards.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed before the close of escrow by appropriately qualified professionals, who may well identify additional defects that should be addressed and that may affect your purchase decision.

Report File: Ellis610B

Section 1.0 - Exterior

We evaluate the readily visible portions of the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets.

We do not evaluate any detached structures, such as storage sheds and stables, nor do we water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates.

We do not evaluate landscape components, such as retaining walls, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting.

We will comment on trees and shrubbery when they are relevant to the house, such as with trees leaning toward or over the house, or vegetation that is in contact with the structure.

In addition, we do not comment on the typical wear and tear associated with the passage of time, which is assumed to be apparent to the average person.

Site and Other Observations

Landscaping Observations

Components and Conditions Needing Service

1.1 - A tree leaning toward the house may pose a threat to the house. We recommend consulting an arborist to implement the appropriate corrective measures.

Renovations or Additions Recommendation

Informational Conditions

1.2 - Aspects of the remodeling do not appear to have been done to standards commonly found from professionals in the relevant specialties.

Components and Conditions Needing Service

1.3 - The structure has been extensively remodeled. We recommend that you obtain any applicable permits to assure yourself that the project was done in accordance with the applicable requirements of the local governing agencies.

1.4 - The home appears to have been enlarged from its original structure. We recommend that you obtain any applicable permits to assure yourself that the project was done in accordance with the applicable requirements of the local governing agencies.

Grading and Drainage

General Comments and Description

Informational Conditions

1.5 - Water can be destructive and create conditions that may pose health risks. For this reason, the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade. Homes typically have roof gutters and downspouts and other components that together form a system to collect water and divert it away from the residence. Since many of these components are hidden from view, we can only comment on those that are visible. The sellers or occupants have a more intimate knowledge of the site than we could possibly hope to obtain given the limited duration of our inspection.

Interior-Exterior Elevations

Informational Conditions

1.6 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion does not threaten the living space.

Components and Conditions Needing Service

1.7 - There is inadequate vertical clearance between the siding and the finished grade. This creates a risk of destructive insect activity and moisture damage and fungal decay. We recommend correcting as appropriate to help ensure that there is at least 6 inches vertical clearance between the finished grade and/or groundcover and the lower edge of the siding and trim to help minimize this risk. Any damaged components revealed during this project should be removed and replaced and the affected areas restored to as-new condition. The project should be completed in such a way as to not create a trench adjacent to the home, or a slope that would direct water towards the home.

1.8 - Portions of the site slope toward the home. This may direct water toward the home. We recommend altering the grading to direct downspout discharge and surface run-off away from the structure to help minimize the potential for water intrusion into the structure.

1.9 - There are areas where the soil slopes toward the home. These areas should be re-graded to ensure the soil does not migrate toward the home, or direct water drainage toward the home.

Steep grade

Informational Conditions

1.10 - There is a steep bank on the site in close proximity to the home. There is no visible evidence of slippage or displacement to the bank. There is no visible evidence of active soil erosion. Water is flowing from the soil.

Drainage Mode

Components and Conditions Needing Service

1.11 - Portions of the site appear to drain towards the home. We recommend correcting as appropriate to help divert the site drainage around the home.

1.12 - Portions of the site slope towards the home. This may result in surface and/or sub-surface water draining towards the home. Current construction practice calls for installing foundation drainage systems to capture this water and direct it away from the home. It is not possible to visually determine if such systems were installed. There is visible evidence of water ponding under or adjacent to the home. We recommend implementing appropriate measures to help ensure that the site drains away from the home, and any drainage from the walls of the home also drains away from the structure, rather than accumulating against it.

1.13 - There are areas of poor drainage on the property. There are soggy areas in the yard. We can not confirm the source(s) of the moisture. We recommend incorporating appropriate corrective measures into any future changes made to the site.

Exterior walls

Exterior wall material description

Informational Conditions

1.14 - The house walls are finished with wooden siding. It appears to be cedar, a material commonly used for this purpose in this area

1.15 - The house has wood shingle siding

1.16 - The home has plywood siding

Exterior wall condition description

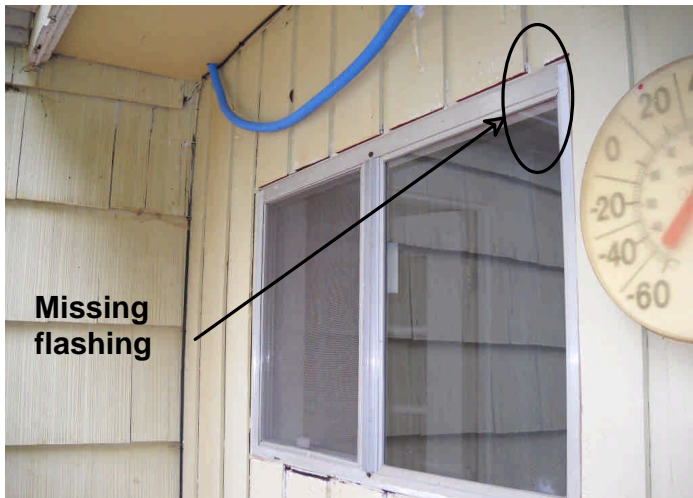
Informational Conditions

1.17 - The exterior walls are not fully visible or accessible. We can not comment on those areas that were not visible or accessible

1.18 - Some portions of the siding appear to lack an adequate preservative coating. This material needs a regular application of preservative to help maintain a pleasing appearance and contribute to a long functional life.

Components and Conditions Needing Service

1.19 - Portions of the siding are not properly flashed. Proper flashing helps to ensure that rain drains away from the home, and does not intrude into the walls. Absent proper flashing, the exterior envelope is often dependent upon the application of appropriate caulking to help prevent moisture intrusion at wall penetrations such as windows and doors. We recommend regular monitoring of all wall penetrations, and correcting as appropriate, to help ensure that they are properly secured against moisture intrusion.



1.20 - Some portions of the siding are decay damaged. We recommend consulting an appropriately qualified contractor prior to closing to remove and replace the damaged components and restore the affected area(s) to as-new condition



Exterior Components

General Comments and Description

Informational Conditions

1.21 - It is been our experience that it is easier and cheaper to maintain a property than it is to correct the consequences of neglect. It is particularly important to keep the exterior envelope of the home properly protected against deterioration. Moisture intrusion is the principle cause of deterioration. Wall penetrations at windows and doors tend to be the areas most vulnerable to moisture intrusion and damage. The evidence of such intrusion may only be obvious when it is raining. Double-paned/dual-glazed windows can often appear to be leaking when water appears to be trapped between the panes of glass. This is rarely the case. It is usually a result of condensation, rather than moisture intrusion. The condensation does not affect the ability of the windows to shed the weather. It does have an effect on the thermal efficiency of the windows. In the climate in western Washington, the affect is minimal. We will note any windows in which there is visible evidence of fogging or condensation. This condition, also known as

glazing, is not always apparent. It may be visible only under some weather conditions, or within certain temperature ranges. 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 provides an emergency exit.

Driveways

Informational Conditions

1.22 - Asphalt driveways are not as durable as concrete ones. Their typical functional life is approximately fifteen to twenty years. They require periodic maintenance.

1.23 - The driveway is deteriorated

Fascia and Trim

Components and Conditions Needing Service

1.24 - The fascia/trim/barge boards need typical routine maintenance such as painting and caulking. We recommend consulting a painting contractor to correct as appropriate to help ensure the components are properly protected against the elements

Exterior Doors

Informational Conditions

1.25 - Some glass panels do not appear to be tempered glass. This is typical of homes of this era. For safety reasons, current standards require that these panels be tempered glass

Components and Conditions Needing Service

1.26 - The exterior doors need typical maintenance-type service such as caulking and application of an appropriate preservative.

1.27 - Some doors need adjustment in order to operate smoothly and seal tightly.

Decks

Functional Components and Conditions

1.28 - The deck(s) is/are in acceptable condition

Informational Conditions

1.29 - There is inadequate clearance below the deck(s) to allow for a full inspection of the framing components. We are unable to fully inspect portions of the undercarriage of the deck(s). We can not comment on the condition of those components that we can not access

Windows

Informational Conditions

1.30 - There are wood windows.

1.31 - There are aluminum windows

1.32 - There are dual pane windows.

1.33 - There are single pane window units. These are not as energy efficient as dual glazed/double paned windows. Replacing these windows with dual glazed/double paned units may help reduce your energy costs and improve the comfort of your home.

1.34 - The windows appear to have been installed without head flashing. The head flashing helps to divert water around the window. Some window manufacturers' installation specifications call for head flashing, others do not. This may be consistent with the window manufacturer's installation specifications. We can not determine which is the case with this home. Caulking was used to seal the windows to the siding. This will require diligent maintenance to help ensure that moisture does not intrude into the siding.

1.35 - The single pane windows do not appear to be tempered glass. This is typical of homes of this era. Non-tempered glass may form jagged shards when broken, creating a safety hazard.

Components and Conditions Needing Service

1.36 - The wood windows are deteriorated. We recommend consulting a wood window specialist to correct as appropriate to ensure the windows and adjoining trim are restored to as-new condition and properly protected from the elements, and that the windows operate properly.

Lights

Informational Conditions

1.37 - The wall lights at the front wall do not appear to be properly secured to the wall.

Components and Conditions Needing Service

1.38 - Some exterior lights are inoperative. We recommend having the seller demonstrate to you prior to closing that all exterior lights operate properly

1.39 - Some exterior lights are loose. The lights should be properly secured to the walls and caulked as appropriate to help protect against moisture intrusion

Section 2.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity, or as a result of excessive moisture.

Foundations are also not uniform, and are assumed to conform to the structural standards of the year in which they were built. In accordance with The ASHI Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies.

Cracks or deteriorated surfaces in foundations are quite common, and it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way. The same is true for a slab foundation that did not include some cracks concealed beneath the carpeting and padding. This includes cold-joint separations that typically occur where the slab meets the foundation footings.

Fortunately, most of these cracks are related to the curing process or to common settling and do not affect the integrity of the foundation.

Other cracks may be more structurally significant, and you will be alerted to those cracks if they are visible.

However, we are not specialists, so there may be issues that we do not identify as significant, or requiring further investigation by a specialist. You may feel differently about those issues, and should not be deterred from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure

Informational Conditions

2.1 - The walls appear to be conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

2.2 - The floor consists of joists supported by posts and girders.

Identification of Ceiling Structure

Informational Conditions

2.3 - The ceiling framing is not visible.

Identification of Roof Structure

Informational Conditions

2.4 - Visible portions of the roof structure are conventionally framed with rafters, purlins, collar-ties, etc. This is commonly referred to as "site built" framing.

Crawlspace

General Comments & Description

Informational Conditions

2.5 - This residence has a crawlspace created by a raised foundation. Such foundations permit access to the plumbing supply and waste systems, drain pipes, vent pipes, electrical conduits, heating ducts and other structural and mechanical components. Although raised foundations are far from uniform, elements common to most include concrete footings, and walls that extend above the ground, with anchor bolts that secure the house framing onto the foundation. We do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage. We do not comment on minor deficiencies, such as commonplace settling or curing/shrinkage cracks in the stem walls, and slight deviations from plumb and level in the intermediate floor framing, which are generally recognized as having little structural significance. While there is no absolute standard for evaluating cracks, those that are less than ¼" wide and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant.

Description of Foundation Type

Informational Conditions

2.6 - There is a poured concrete foundation

2.7 - There are no visible foundation bolts. These bolts are a component in a system of securing the foundation to the floor framing to help the home withstand seismic activity. Portions of this home appear to have been built prior to the adoption of the standards requiring foundation bolts. You may wish to consider retrofitting the structure to help it withstand seismic activity.

2.8 - The crawlspace structure is commonly referred to as "post and pier" construction. This is a common technique in homes of this era. The framing is supported by a series of posts that typically rest on concrete pads or other decay resistant material. The support structure is concealed from view from outside by skirting that has a framework that is secured to the posts and girders that form the perimeter of the support structure.

Method of Evaluation

Informational Conditions

2.9 - We were unable to inspect the components in the crawlspace other than those in the immediate vicinity of the access panel(s).

Crawlspace Observations

Components and Conditions Needing Service

2.10 - Most of the crawlspace lacks adequate clearance to access. Industry standards require at least 12 inches clearance between the surface and the lowest point of the framing. There are portions of the framing within 3 inches of the soil. Other areas with greater clearance between the soil and the framing are obstructed by the heating ducts and plumbing components. We can not provide a full description of the condition of the components in those areas that we could not access. We recommend correcting as appropriate to provide access to the entire crawlspace so that an evaluation of the components of the crawlspace area can be completed before you release the inspection contingency. Additional defects may be discovered, and corrective measures recommended, upon investigation of those areas that are not currently accessible.

2.11 - There is evidence of rodent activity. We recommend you consult an exterminator to eliminate any current activity and secure the home against future activity.

2.12 - There is evidence of vermin activity in the crawlspace. This is a potential health risk. We recommend consulting a pest control contractor to locate and eliminate the access point(s), remove and replace any components that have been damaged by the activity, and remove any debris generated by the vermin activity

Intermediate Floor Framing

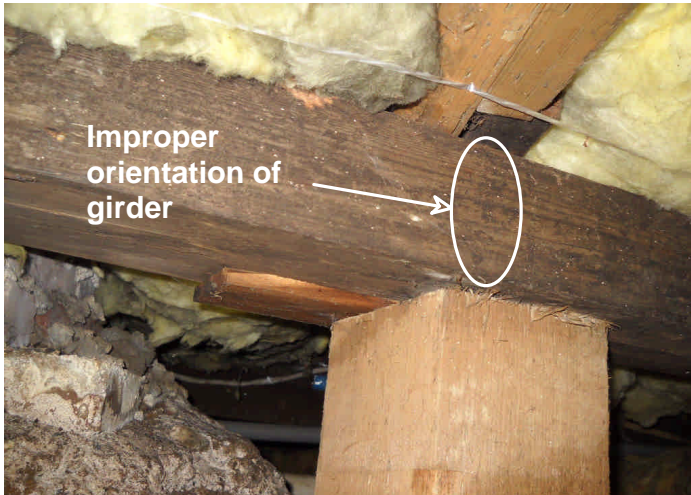
Informational Conditions

2.13 - The intermediate floor framing is not fully visible

Components and Conditions Needing Service

2.14 - Portions of the floor framing are in contact with the soil. There is no damage visible. We recommend consulting an appropriately qualified contractor to eliminate the soil contact in a manner that

prevents a recurrence of this condition. Damaged components should be removed and replaced.
2.15 - Some support framing has been improperly installed. This reduces the ability of the framing to perform properly. It may be a factor in the uneven floors noted elsewhere in this report. We are unable to determine the full extent and consequences of this condition due to the limited access to the crawlspace as noted elsewhere in this report. You may wish to consult a structural engineer for a second opinion.



Ventilation

Informational Conditions

2.16 - The limited clearances in the crawlspace have restricted the cross ventilation normally provided by the foundation vents. This does not appear to have had any adverse affects on the visible portions of the framing. The conditions may change with the seasons. The area should be monitored on a regular basis. A musty odor in the residence is one sign that would suggest that additional crawlspace ventilation should be provided.

Components and Conditions Needing Service

2.17 - The crawlspace is not adequately ventilated. There are not enough vents to provide proper cross-ventilation. This may contribute to deterioration of the framing due to wood destroying organism activity. It may also contribute to unhealthy conditions within the residence. We recommend that a qualified contractor implement the appropriate corrective measures to ensure the ventilation meets common building practices

2.18 - One or more foundation vents are blocked or impaired. This impairs the airflow through the foundation. We recommend removing the blockages

Floor Insulation

Components and Conditions Needing Service

2.19 - There is vermin activity in the crawlspace. It is not possible to determine how often or how recently the vermin have been in the crawlspace. The tunneling may undermine some of the support columns. The insulation has been displaced and damaged. We recommend consulting an exterminator prior to closing to locate and eliminate the existing vermin activity, and seal the home against further intrusions. The damaged floor insulation should be removed and replaced. The displaced insulation should be properly secured in place.

Section 3.0 - Roof

There are many different roof materials. Whenever possible, we will evaluate the condition of those materials by walking on the roof. There may be times when it is not possible to access the roof. There may also be times when it is not possible to walk on the roof without damaging it, or compromising our safety. This is a decision we make on a case by case basis. If we are unable or unwilling to walk on the

roof, we will note in the report the method used to evaluate the roof.

There are a variety of factors that affect how a roof ages. Each roof responds differently to these factors, which include how many layers it has, the quality of its material, the installation method, its exposure to direct sunlight and other prevalent weather conditions, and its maintenance history. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

Many roof surfaces are designed to be water resistant, not waterproof. In many cases, it is the material hidden below the surface that provides the waterproof shield. Since this membrane is not visible, and can not be examined without removing the roof material, it is virtually impossible to detect a leak except as it is occurring, or by conducting specific water tests, which are beyond the scope of this inspection.

Water stains on ceilings, or on the framing within attics, are not conclusively indicative of an active leak. They may be a legacy of an earlier leak.

We evaluate every roof conscientiously, and even attempt to approximate its age, but we can not predict its remaining life expectancy, nor guarantee that it will not leak.

Composition Shingle Roof

General Comments and Description

Informational Conditions

3.1 - Composition shingles consist of a fabric mat that is impregnated with an asphalt binder. The mineral granules imbedded in the binder are designed to protect the shingle from the deteriorating effects of the ultra-violet rays of the sun. Shingles are available in different grades, or ratings. It is becoming common practice to install roofs with a rated life of at least 25 years. The roof installer typically will guarantee the roof against leaks for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides material quality and installation method. An early indication that the roof is nearing the end of its functional life is the loss of grit from the shingles, leaving pockmarks in the surface and exposing the underlying fabric. The grit loss will typically appear first at the ridge shingles. Grit loss does not mean the roof requires immediate replacement. Regular monitoring for grit loss as part of the routine maintenance of the roof will enable you to budget and plan for the replacement. Once grit loss becomes apparent, it is likely that the roof will need replacing within as little as three years.

Method of Evaluation

Informational Conditions

3.2 - We evaluated the roof and its components by walking on the accessible portions of the roof.

Estimated Age

Components and Conditions Needing Service

3.3 - The roof appears to be less than 5 years old. We recommend confirming this with the seller, and obtaining whatever support documentation exists. The roof may be within the typical guarantee and warranty period provided by the installer and the manufacturer. We recommend obtaining from the seller prior to closing any warranty and guarantee documentation

Roofing Material

Functional Components and Conditions

3.4 - The visible portion of the roof is in acceptable condition.

Flashings

Functional Components and Conditions

3.5 - The visible roof flashings are in acceptable condition.

Skylights

Informational Conditions

3.6 - The roof includes one or more skylights, which are common point of leaks. It is important to keep the area around them clean and to monitor them for evidence of leaks.

Gutters and Drainage

Functional Components and Conditions

3.7 - The visible portions of the gutter system appear to be in acceptable condition.

Components and Conditions Needing Service

3.8 - We recommend adding elbows and splash blocks at the base of the downspouts to help ensure that the downspout discharge is directed far enough away from the home to drain away from the home

Torch-down

General Comments and Description

Informational Conditions

3.9 - Torch-down roofs get their name from the manner in which the roof membrane is created. A thick polymer is rolled out over the roof. Adjoining lengths are overlapped and the seams are melted together with a torch. These roofs are typically expected to provide approximately ten to twelve years of service. This is not a high maintenance roof material, but if left exposed to the deteriorating effects of the sun, it will buckle, crack, shrink, and eventually fail. When this happens, the roof is susceptible to leaks. This can be prevented by applying a reflective emulsion to the roof surface. Or by using a granulated material as has been done with this roof. If they are damaged, these roofs can often be repaired without being replaced if the damage is discovered quickly.

Method of Evaluation

Informational Conditions

3.10 - We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

3.11 - The roof appears to be less than 5 years old

Roofing Material

Functional Components and Conditions

3.12 - The roof is in acceptable condition.

Section 4.0 - Chimney

There are a wide variety of chimneys used in residential construction. In Western Washington it is rare to find anything other than a masonry or a pre-fabricated metal chimney. Our inspection of them conforms to home inspection industry standards, and is that of a generalist and not a specialist. There can be significant areas of chimney flues that cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we can not guarantee their integrity or drafting ability. If you are concerned about the performance of a chimney you may wish to have it video-scanned prior to close of escrow.

East Chimney

General Unlined Masonry Chimney Comments

Components and Conditions Needing Service

4.1 - Unlined chimneys, or those without flue liners, are at risk of deterioration due to the corrosive effect of flue gases. The Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow.

Common Observations

Informational Conditions

4.2 - The chimney is a single-brick type typical of the era in which this home was built. Such chimneys are unlined, obsolete, and vulnerable to seismic damage.

Components and Conditions Needing Service

4.3 - The chimney has been sealed and abandoned. This chimney appears to have served the fireplace in the kitchen. We recommend consulting a masonry contractor to assess the installation prior to any efforts to use the system.

Chimney Flashings

Functional Components and Conditions

4.4 - The visible portions of the chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

4.5 - The flue is not fully visible. You may wish to have it scanned to determine the condition of that portion that is not visible

West Chimney

General Unlined Masonry Chimney Comments

Informational Conditions

4.6 - Unlined chimneys, or those without flue liners, are suspect. Although such flues may include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. The Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned prior to closing

Common Observations

Informational Conditions

4.7 - There are small cracks in the chimney walls and grout joints. Such cracks are quite common, and rarely have any structural significance. They can result from shrinkage, common settling, thermal extremes, moisture contamination, and the expansion and contraction associated with freezing and thawing,

4.8 - The chimney is a single-brick type typical of the era in which this home was built. Such chimneys are unlined, obsolete, and vulnerable to seismic damage.

Components and Conditions Needing Service

4.9 - There is deteriorated and missing mortar. We recommend consulting a masonry contractor to correct as appropriate prior to closing

Weather Cap-Spark Arrestor

Components and Conditions Needing Service

4.10 - The chimney does not have a recommended weather cap/spark arrestor, which helps to prevent moisture intrusion into the chimney flue. We recommend consulting a masonry contractor prior to closing to install an appropriate unit

Crown or Termination Cap

Components and Conditions Needing Service

4.11 - There is no chimney crown. The crown is designed to help seal the chimney and shed rainwater. We recommend consulting a masonry contractor to assess the condition and correct as appropriate to help protect the integrity of the chimney

Chimney Flashings

Functional Components and Conditions

4.12 - The visible portions of the chimney flashing appear to be functioning properly

Chimney Flue

Informational Conditions

4.13 - The flue is not fully visible. You may wish to have it scanned to determine the condition of that portion that is not visible

Components and Conditions Needing Service

4.14 - The flue is unlined. Mortar is deteriorated. Bricks are loose. Some bricks have fallen into and are obstructing the flue. There is an accumulation in the flue of what appears to be creosote. This chimney is unsafe to use in its current state. We recommend consulting an appropriately licensed and insured masonry contractor prior to closing to correct as appropriate to ensure the chimney is safe to use and stabilized against further deterioration.

Section 5.0 - Plumbing

All residential plumbing systems contain two sections - the potable water supply, and the waste/drain/vent lines. Many homes will also have natural gas, oil, or liquid propane fuel supplies for the heat system. These systems have common elements, but separate functions. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, pressure regulators, and pressure relief valves.

The preferred and most dependable water pipes are copper. They have been used since approximately 1960 and are expected to have a functional life in excess of 60 years. Prior to the introduction of copper, galvanized pipes were used. The functional life for galvanized pipes rarely exceeds 50 years.

The water pressure within pipes is commonly confused with water volume. High water volume is good, while high water pressure is not. The pressure on the system is determined by the utility supplying the water. It is not uncommon for the pressure to vary from one house to another within the same community, even though both are served by the same utility. The typical range for municipal water system is 55 - 80 pounds per square inch (psi). Pressures in excess of 80 psi may damage the supply system components and lead to leaks.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement. Some have been damaged by too frequent use of caustic drain cleaners. The more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective.

There will be significant portions of both the supply and waste systems that are concealed. We will perform tests that can suggest how well each of these systems is performing, but these tests are limited and not conclusive. There may be leaks or blockages that are hidden from view and not detectable within the limits of the tests that we can perform. The only way to get a complete and thorough view of the condition of the waste lines is to have them video-scanned by a competent professional.

Water main

Location

Components and Conditions Needing Service

5.1 - There is no visible shut-off valve within the residence. We recommend having the seller point out the location of the main water shut-off and demonstrate that it operates properly prior to closing. If no valve exists within the home, you may wish to consult a plumber to have a functional valve installed in an appropriate location so that you do not have to rely on the valve adjacent to the water meter in order to shut-off the water supply in the event that repairs are needed.

Potable Water Supply Pipes

CPVC

Functional Components and Conditions

5.2 - The visible portions of the plumbing supply system appear to be operating properly. Only a small portion of the system was visible.

Informational Conditions

5.3 - Visible portions of the potable water supply system are CPVC. This is a commonly used material. It has a cream or ivory color

Water heater

General Electric Water Heater Comments

Informational Conditions

5.4 - There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, which typically run from five to eight years. They generally last from 12 to 15 years before they fail and leak. Where possible, it is prudent to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that may accumulate in the tank and reduce its efficiency and life expectancy. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age

Informational Conditions

5.5 - The water heater appears to be approximately 12 years old

Capacity

Informational Conditions

5.6 - The water heater has an 80 gallon capacity

Location

Informational Conditions

5.7 - The water heater is in an exterior closet.

Electrical Connections

Functional Components and Conditions

5.8 - The electrical connections to the water heater appears to be functional.

Water Shut-Off Valve and Connectors

Functional Components and Conditions

5.9 - The shut-off valve and water connectors appear to be functional. We do not test the valve. You should test it semi-annually to ensure it works properly.

Relief Valve and Discharge Pipe

Informational Conditions

5.10 - The water heater is equipped with a mandated pressure-temperature relief valve. We do not test the valve. You should test the valve at least annually to ensure it operates properly.

Components and Conditions Needing Service

5.11 - The pressure relief valve on the water heater does not have a discharge pipe. This is a safety hazard. We recommend consulting a plumber prior to closing to install an appropriate discharge line that terminates in accordance with local standards



Drain Valve

Functional Components and Conditions

5.12 - The drain valve is in place. We do not test the operation of this valve. We recommend that you test it annually.

Seismic Straps

Components and Conditions Needing Service

5.13 - The water heater is not secured against seismic activity in a manner consistent with local practices. We recommend strapping the unit in accordance with local standards.

Expansion tank

Informational Conditions

5.14 - There is no expansion tank installed on the system. The expansion tank helps to contribute to a longer functional life expectancy for other components of the plumbing system. This water heater appears to have been installed prior to the requirement that licensed plumbers install expansion tanks on new and replacement water heaters. You may wish to consult a licensed plumber to install an expansion tank in an appropriate location.

Water temperature

Functional Components and Conditions

5.15 - The water temperature is below the recommended safety threshold of 120 degrees Fahrenheit

Waste & Drainage Systems

General Comments and Description

Informational Conditions

5.16 - The waste and drainage systems are not visible. We can not determine the materials used, nor the condition of the components.

Section 6.0 - Electrical

There has been a dramatic evolution in residential electrical systems since electricity was harnessed for residential use. It is not unusual to find a home with electrical system components that are functional, but outdated by current standards. Most of the changes have been with the goal of making electrical systems safe and reliable. The National Electrical Code [NEC] sets the standards for both commercial and residential electrical systems. It is important to remember that the NEC is not retroactive, and therefore many residential systems do not comply with the latest safety standards. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be eliminated as soon as possible. Since we are generalists, and not electricians, these corrections are best addressed by a licensed residential electrician, who may discover additional defects that should be corrected that would only be apparent to a licensed electrician.

In compliance with the ASHI Standards of Practice we test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand.

Ground fault circuit interrupters (GFCIs) have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and extending to bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. You should consider upgrading this safety element of your home on any receptacles on these circuits that do not yet have GFCI protection.

Arc fault circuit interrupters (AFCI's) represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. You may wish to consider installing them on all receptacle circuits to enhance the safety of your home.

Main Panel

General Comments

Informational Conditions

6.1 - National safety standards require electric panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. We test a representative number of accessible switches, receptacles, and light fixtures. We attempt to test every one that is accessible. Furnishings will limit our ability to check each unit.

Service Entrance Observations

Components and Conditions Needing Service

6.2 - There is deteriorated sheathing at the service cables. This is a safety hazard. This portion of the service cables is often the responsibility of the electric utility. We recommend consulting the utility prior to closing to correct as appropriate to eliminate the cable contact with the roof.



Panel Location

Informational Conditions

6.3 - The primary service panel is in the laundry

Panel Rating

Informational Conditions

6.4 - The rated capacity of the service panel(s) is 200 amps.

Main Panel Observations

Components and Conditions Needing Service

6.5 - Various circuits within the panels are not labeled. We recommend labeling each breaker to identify the circuit that it serves

6.6 - The circuits are not labeled to reflect their current use. We recommend labeling each breaker/fuse to identify the circuit that it serves. This is a homeowner-level project that you can do yourself.

6.7 - There are unprotected openings in the service panel. This is a safety hazard. We recommend consulting an electrician to correct as appropriate to ensure the system is installed in accordance with current requirements.

6.8 - There are missing bushings, or clamps, at the service panel. This is a potential safety hazard. We recommend consulting an electrician prior to closing to correct as appropriate

Panel Cover Observations

Functional Components and Conditions

6.9 - The interior panel cover is in acceptable condition

Wiring technology

Informational Conditions

6.10 - The visible portions of the wiring of the home are a non-metallic sheathed material known as "Romex". This material has been in wide-spread use for decades.

Components and Conditions Needing Service

6.11 - The residence is served with knob-and-tube wiring. It has been decades since these components were last used in homes. These systems pose a safety risk if the sheathing has been damaged, the wires have been separated from the insulators, the insulators damaged, or the wires are covered by insulation. We found evidence of such conditions in the attic. You may wish to have the system examined by a licensed electrician and have any defects discovered corrected as appropriate to ensure it is operating safely.

Wiring Observations

Components and Conditions Needing Service

6.12 - There are surface mounted electrical cables. This is a potential safety hazard. We recommend consulting an electrician to correct as appropriate to help eliminate this safety hazard

6.13 - There are junction boxes that lack appropriate cover plates. There is exposed wiring - both knob-and-tube, and Romex/sheathed. These are potential safety hazards. We recommend consulting an electrician prior to closing to correct as appropriate to ensure that all junction boxes have appropriate covers and that the wiring is installed in a safe manner.





Circuit Breaker Observations

Components and Conditions Needing Service

6.14 - There are breakers that are servicing multiple circuits. The breakers do not appear to be labeled for that purpose. This is a potential safety hazard. We recommend consulting an electrician prior to closing to correct as appropriate to ensure the service equipment is installed in a manner consistent with the standards of the local governing authorities

6.15 - Several breakers are in the "off" position. We recommend having the seller demonstrate to you that the circuits served by these breakers are operating properly

Grounding Observations

Informational Conditions

6.16 - We could not determine the point(s) at which the panel is grounded. This condition is not unusual. The grounding points are often concealed in the foundation, the walls, the crawlspace, or underground outside the perimeter of the home.

Sub Panels

General Comments

Informational Conditions

6.17 - Secondary service equipment panels (sub-panels) are often located inside residences. They are sometimes found in garages and other outbuildings. As with the main service equipment, they should be readily accessible and the breakers should be clearly labeled.

Location

Informational Conditions

6.18 - The sub-panel is located adjacent to the main panel.

Sub Panel Observations

Functional Components and Conditions

6.19 - The secondary electric equipment panel has no visible deficiencies.

Panel Cover Observations

Functional Components and Conditions

6.20 - The interior cover is in acceptable condition.

Wiring Observations

Functional Components and Conditions

6.21 - There are no visible deficiencies with the wiring in the sub panels.

Circuit Breakers

Functional Components and Conditions

6.22 - The circuit breakers have no visible deficiencies.

Grounding

Functional Components and Conditions

6.23 - The panel grounding appears to be correct.

Section 7.0 - Heat

The components of most heating systems have a design-life ranging from ten to twenty years. Poor maintenance can lead to premature failure, which is why we attempt to apprise you of their age.

We test and evaluate the components in accordance with ASHI Standards of Practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, electronic air-cleaners, humidifiers, and in-line duct motors or dampers.

Since we are not specialists, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow. A specialist could discover additional defects, or recommend further upgrades, that could influence your decision.

We are not able to offer any guarantee or warranty concerning the performance of the system. Even the newest and most modern heating systems can produce carbon monoxide, which can result in sickness, debilitating injury, and even death. Every home with a combustion-type heat source should have operable carbon monoxide detectors in the appropriate locations.

Forced-Air Furnaces

Location

Informational Conditions

7.1 - There is a furnace is in the crawlspace. This is not a common location, but it is not unusual.

Age

Informational Conditions

7.2 - We could not determine the age of the furnace

Furnace

Informational Conditions

7.3 - The furnace is electric powered

Components and Conditions Needing Service

7.4 - The furnace plenum is corroded. This will affect the efficiency of the furnace, and may result in unhealthy air being distributed through the home. We recommend consulting an HVAC contractor prior to closing to correct as appropriate to locate and eliminate the condition(s) that led to the damage and restore the affected area(s) to as-new condition, and otherwise correct as appropriate so that the furnace is operating properly.



Circulating Fan

Components and Conditions Needing Service

7.5 - The blades on the circulating fan are dirty. They should be cleaned, and the filters changed, as part of the routine maintenance of the system

Return-Air Compartment and Filter

Components and Conditions Needing Service

7.6 - The filter(s) is dirty. We recommend cleaning/replacing the filter(s) as soon as possible

7.7 - There is dust and debris at the return air register, and at the return air compartment. We recommend consulting a duct vacuuming service to clean the duct system prior to closing

7.8 - There are gaps and leaks in the return air system. The furnace is drawing dirty air into the system. This will increase your energy consumption, reduce your comfort, and contribute to a dirtier home. Sealing the leaks and gaps in the system will help to minimize those effects

Registers

Functional Components and Conditions

7.9 - The registers are functional.

Components and Conditions Needing Service

7.10 - There is debris visible at some of the registers. We recommend a complete vacuuming of the duct system prior to closing to remove whatever debris may be in the system

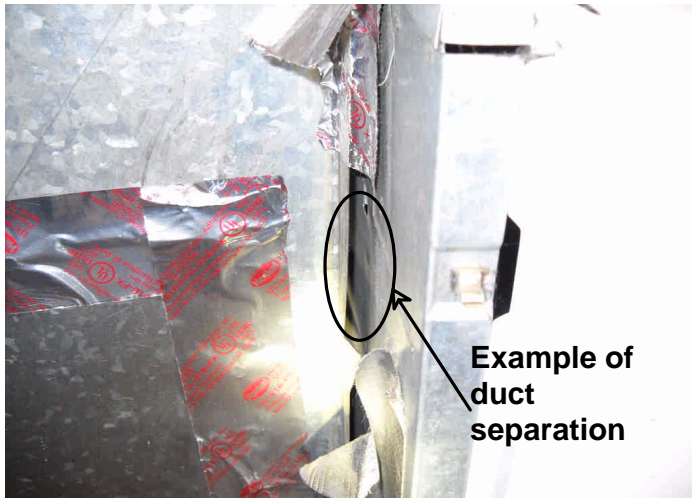
Metal Ducting

Informational Conditions

7.11 - Portions of the heat duct system are concealed and are not visible

Components and Conditions Needing Service

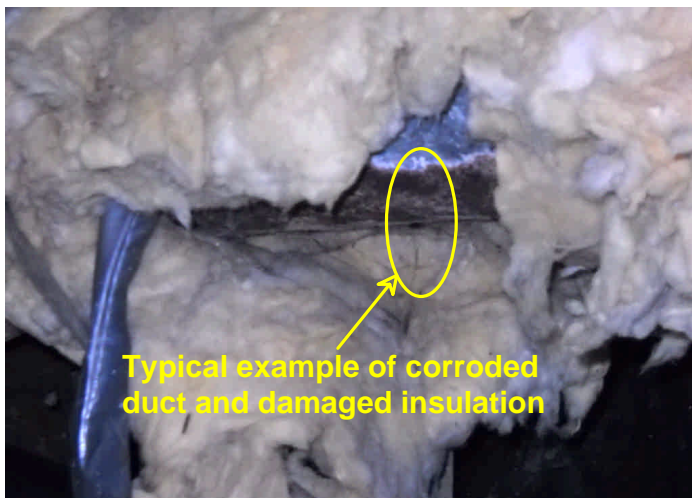
7.12 - There are disconnected ducts. Heat is being discharged into the crawlspace, rather than distributed through the home. We recommend consulting an HVAC contractor prior to closing to correct as appropriate to help ensure that the system is operating properly. We also recommend consulting a duct vacuuming service to vacuum the ducts to remove any debris or vermin that might have entered the system through the damaged duct



7.13 - There are multiple gaps at the seams and joints. Sealing these gaps will help reduce energy consumption and contribute to a healthier indoor air quality. We recommend consulting an HVAC contractor to correct as appropriate to help eliminate the leakage.

7.14 - Portions of the insulation are loose, damaged, missing, or otherwise ineffective. Intact and properly installed insulation will help control your energy expenses. We recommend consulting an HVAC contractor to remove and replace the damaged, missing, and inadequately installed insulation prior to closing

7.15 - The ducts are moisture damaged. There is corrosion visible on the ducts. This can result in an unhealthy air quality within the home. It can also contribute to higher energy expenses as air is lost through the damaged walls of the ducts. The corrosion will continue to progress. We recommend consulting an HVAC contractor to assess the situation, and correct as appropriate to eliminate the source of the corrosion, and ensure the system is operating safely and properly.



Forced air electric wall heaters

Forced air electric wall heaters

Components and Conditions Needing Service

7.16 - The laundry unit is inoperative and should be repaired or replaced as appropriate to ensure that the room has an adequately sized, functional heat source

Section 9.0 - Living

Our inspection of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets.

We do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies such as carpet stains.

Wall cracks often appear around windows and doors, or follow the lines of framing members and the seams of drywall and plasterboard. These cracks can be a result of a variety of influences, including wood shrinkage, common settling, and seismic activity. Most of these cracks will disappear if they are properly repaired. We comment on them only when they are suggestive of larger issues. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

There are a number of environmental pollutants that may be present in the house. In addition, there may be other lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, to odors from household pets, and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces. You may be more sensitive to such odors than others, particularly if you or any member of your family suffers from allergies or asthma. You should not rely on me to determine if these issues are present, nor how they might affect you. We may be able to test for some, but most are beyond the scope of this inspection. Some of these can be difficult to eliminate. We will try to assist you in determining what corrective measures are appropriate. You should decide for yourself whether or not those measure should be applied before closing escrow.

Living Room

Flooring

Informational Conditions

9.1 - The visible portion of the floor has typical wear and cosmetic damage. This is typical of other areas of the home, as noted elsewhere in this report. Some of the staining may be from pets. You may wish to have the carpets professionally cleaned before you move in

9.2 - The floor is not level. It does not appear to be structurally significant

Walls and Ceiling

Functional Components and Conditions

9.3 - The walls and ceiling are in acceptable condition with typical cosmetic damage.

Outlets

Informational Conditions

9.4 - There are not as many outlets as would be required by current standards. You may wish to consult an electrician to install additional units to bring the home into compliance with current standards

Components and Conditions Needing Service

9.5 - There are ungrounded receptacles. This is typical of homes of this era. You may wish to consult an electrician to update the system to bring it into compliance with current standards

Free standing wood stove

Informational Conditions

9.6 - There is inadequate clearance to combustibles, in this case the flooring. This is easily corrected by installing a fire-resistant pad on the floor adjacent to the fireplace. The pad should extend a minimum of 18 inches from the opening of the firebox

Components and Conditions Needing Service

9.7 - Free-standing wood burning fireplaces are typically lined with a specialized brick. These bricks help to keep the heat of the fire from warping and cracking the steel casing of the fireplace. The lining of this unit is deteriorated. Bricks are damaged and missing. There is some corrosion to the damper and baffle assembly. We recommend consulting a fireplace installer prior to closing to correct as appropriate to help ensure the system is safe to operate.

Dining Room

Flooring

Functional Components and Conditions

9.8 - The floor has no significant defects.

Informational Conditions

9.9 - The floor slopes. It does not appear to be structurally significant. You may wish to obtain a second opinion from a structural engineer

9.10 - The floor is uneven. It does not appear to be structurally significant

Walls and Ceiling

Functional Components and Conditions

9.11 - The visible portions of the walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

9.12 - The windows are functional.

Lights

Functional Components and Conditions

9.13 - The lights are functional.

Outlets

Informational Conditions

9.14 - The receptacles are ungrounded. This is typical of homes of this era. You may wish to consult an electrician to update the system to bring the receptacles into compliance with current standards

Loft

Flooring

Functional Components and Conditions

9.15 - The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

9.16 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

9.17 - The windows are functional.

Lights

Functional Components and Conditions

9.18 - The lights are functional.

Outlets

Informational Conditions

9.19 - The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

9.20 - There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

Heat source

Informational Conditions

9.21 - There is no visible heat source in the loft

Section 10.0 - Kitchen

We test some kitchen appliances for their functionality, but it is beyond our expertise to evaluate them for their performance. This would include such functions as the accuracy of temperature settings or cycles, or timer controls. We also do not inspect for the production of carbon monoxide from gas burning appliances, nor for the leakage of radiation from microwave devices. We will not attempt to determine the specific age of the appliances. We will note if they appear to be an outdated design. We will note if the appliances do not appear to be properly secured, as they may be subject to tipping and thus a safety risk.

We do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Functional Components and Conditions

10.1 - The floor has no significant defects.

Informational Conditions

10.2 - The floor has typical cosmetic wear.

Walls and Ceiling

Functional Components and Conditions

10.3 - The visible portions of the walls and ceiling are in acceptable condition.

Windows

Functional Components and Conditions

10.4 - The windows are functional

Sink & Countertop

Functional Components and Conditions

10.5 - The visible portions of the sink and countertop are functional.

Cabinets

Functional Components and Conditions

10.6 - The cabinets are functional

Valves and Connectors

Functional Components and Conditions

10.7 - The valves and connectors below the sink are functional. Testing them occasionally will help ensure that they do not seize or become inoperative.

Faucet

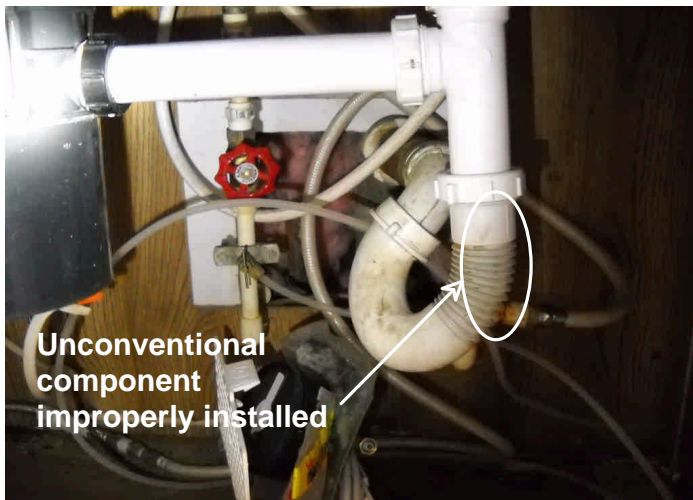
Functional Components and Conditions

10.8 - The sink faucet is functional.

Trap and Drain

Components and Conditions Needing Service

10.9 - The sink employs an unconventional flexible drainpipe that could contribute to blockages. The component is improperly installed. We recommend consulting a plumber to correct as appropriate prior to closing



Electric Range

Functional Components and Conditions

10.10 - The electric range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Components and Conditions Needing Service

10.11 - The dishwasher lacks a visible anti-siphon device. This creates a potential health hazard. It also may impair the effective draining of the dishwasher. We recommend consulting a plumber prior to closing to correct as appropriate to ensure that the dishwasher has a properly functioning anti-siphon device

10.12 - The dishwasher did not progress through its cycles. We recommend consulting an appliance technician to correct as appropriate prior to closing to ensure the unit operates properly prior to closing

10.13 - The dishwasher is not properly secured to the cabinet. The door does not close properly. We recommend consulting an appliance technician prior to closing to correct as appropriate to ensure the unit is properly secured to the cabinets, and that the unit operates properly

Exhaust Fan or Downdraft

Components and Conditions Needing Service

10.14 - The ceiling mounted exhaust fan does not respond properly to the control switch. We recommend consulting an appliance technician prior to closing to correct as appropriate to ensure that the exhaust system operates properly

Lights

Functional Components and Conditions

10.15 - The lights are functional.

Outlets

Components and Conditions Needing Service

10.16 - The countertop outlets lack ground fault circuit interrupter (GFCI) protection. This is a potential safety hazard. Current standards require GFCI protection at all countertop receptacles. Such protection was not required at the time these receptacles were installed. We recommend consulting a licensed electrician prior to closing to install operable GFCI protection in the appropriate locations

10.17 - The ground fault circuit interruption (GFCI) protection did not respond properly. We recommend consulting an electrician prior to closing to correct as appropriate to ensure that there is operable GFCI protection at all appropriate locations within the kitchen.

10.18 - The receptacles are ungrounded. This is typical of homes of this era. You may wish to consult an electrician to correct as appropriate to bring the home into compliance with current standards.

Section 12.0 - Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and lighting.

Main Stairs

Restricted Clearances

Informational Conditions

12.1 - The head height clearance at the stairs is restricted. Use caution when traversing the stairs. Current standards calls for a minimum of six-feet eight inches clearance.

12.2 - The width of the stairway is less than forty-four inches, which are current standards.

Section 13.0 - Attic

In accordance with ASHI 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 thus makes mobility hazardous. We do not enter any attic that presents a safety hazard to us. This would include attics insulated with materials known to contain asbestos. In those cases in which we can not traverse the attic, we will inspect them as best we can from the access point. While we can describe the type and amount of insulation in the attic, 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 can not comment on any items that might be obscured by it, such as water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

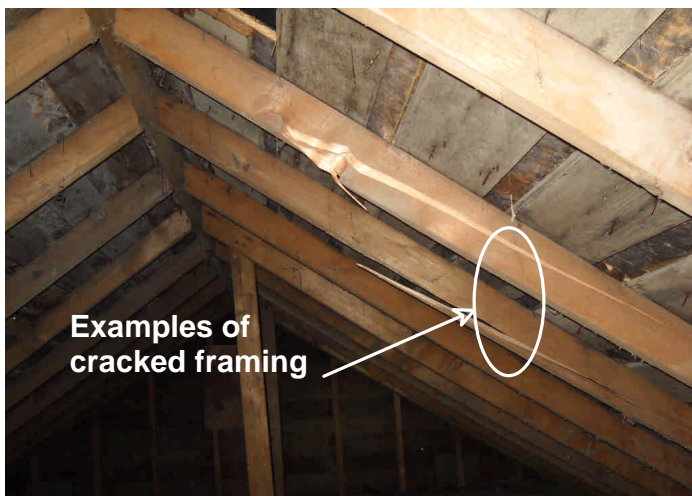
Primary Attic

Framing

Components and Conditions Needing Service

13.1 - There is sagging sheathing. This is unusual. The cause is not obvious. We recommend consulting a roof contractor to assess the condition and correct as appropriate to restore and maintain the integrity of the roof framing and sheathing

13.2 - There are cracked rafters. Repairs are needed. We recommend consulting an appropriately licensed and insured contractor prior to closing to correct as appropriate to restore the integrity of the framing system.



Ventilation

Informational Conditions

- 13.3 - There are roof box vents installed. These vents allow warm air to exit the attic, helping to improve the comfort of the home, and prolong the life of the roof. The ventilation appears to be effective
13.4 - There is limited ventilation in the attic. It appears to be adequate.

Electrical

Components and Conditions Needing Service

- 13.5 - Knob and tube wiring is present. This is an obsolete technology that can be a safety hazard if it has been damaged or improperly installed. It is not fully visible. Some portions of the system may have already been abandoned. There are some portions of the system in which the sheathing has been damaged, exposing the wires. This is a potential safety hazard. We recommend consulting an appropriately licensed and insured electrician prior to closing to assess the wiring and correct as appropriate to ensure that the electrical system is operating properly and is safe to operate

Blown-In Cellulose Insulation

Informational Conditions

- 13.6 - The attic is not insulated in accordance with current standards. It may meet the standards in place at the time the home was constructed. You may wish to add additional insulation to bring it into compliance with current standards. This will help reduce your energy consumption

Section 14.0 - Bedrooms

In accordance with the ASHI Standards of Practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet emergency exit standards, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common and obviously visible cosmetic deficiencies such as carpet stains or nail holes for wall hangings.

Each bedroom is assigned a number. The numbering begins with the first bedroom on the left as we enter that area of the home. The numbers proceed clockwise from the first bedroom. If there is a master suite, it will be labeled as such. If your home has multiple floors, the numbering will begin on the upper floor. Bedrooms on other floors will follow the same pattern, beginning at the main stairs leading to that portion of the home.

1st Guest Bedroom

Doors

Functional Components and Conditions

- 14.1 - The door is functional

Flooring

Functional Components and Conditions

- 14.2 - The visible portions of the floor have no significant defects.

Informational Conditions

- 14.3 - The floor has typical wear and cosmetic damage
14.4 - The floor is out of level. It does not appear to be structurally significant. You may wish to consult a structural engineer for a second opinion

Walls & Ceiling

Functional Components and Conditions

- 14.5 - The visible portions of the walls and ceiling are in acceptable condition.

Window(s)

Functional Components and Conditions

- 14.6 - The windows that were unobstructed were checked, and found to be functional.

Outlets

Informational Conditions

14.7 - The receptacles are ungrounded. This is consistent with standards in place at the time the home was built. You may wish to consult an electrician to bring the receptacles into compliance with current standards

14.8 - There are not as many outlets as are required by current standards.

Smoke Detector

Components and Conditions Needing Service

14.9 - There is no smoke detector. We recommend installing an operable unit in each bedroom

2nd Guest Bedroom

Doors

Functional Components and Conditions

14.10 - The door is functional

Flooring

Functional Components and Conditions

14.11 - The visible portion of the floor has no significant defects.

Informational Conditions

14.12 - The floor has typical wear and cosmetic damage

14.13 - The floor is not level. This does not appear to be structurally significant. You may wish to obtain a second opinion from a structural engineer or similarly qualified professional

Walls & Ceiling

Functional Components and Conditions

14.14 - The visible portions of the walls and ceiling are in acceptable condition.

Informational Conditions

14.15 - The walls have typical cosmetic damage.

Window(s)

Functional Components and Conditions

14.16 - The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

14.17 - The closet and its components are functional.

Outlets

Informational Conditions

14.18 - There are ungrounded receptacles. This is consistent with standards in place at the time the home was built. You may wish to consult an electrician to bring the receptacles into compliance with current standards

14.19 - There are not as many outlets as are required by current standards.

Smoke Detector

Components and Conditions Needing Service

14.20 - There is no smoke detector. We recommend installing an operable unit in each bedroom

Section 15.0 - Bathrooms

In accordance with ASHI Standards of Practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas.

The testing that we perform may not replicate all conditions under which common bathroom components are typically used. Some defects may only become apparent under certain circumstances. This is particularly true for leaking showers or bathtubs. We do comment on evidence of defects, regardless of

whether or not we were able to recreate that defect.

Main Hallway Bathroom

Doors

Functional Components and Conditions

15.1 - The door is functional.

Flooring

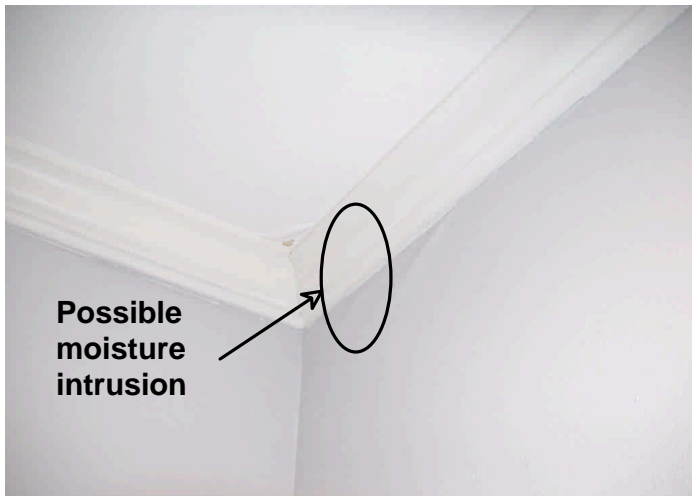
Functional Components and Conditions

15.2 - The floor has no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

15.3 - The wall apperas to be moisture damaged. We recommend consulting an appropriately qualified contractor to locate and eliminate the source(s) of the moisture, remove and replace any damaged components, and restore the affected area(s) to as-new condition.



Skylight

Functional Components and Conditions

15.4 - The skylight appears to be functional

Cabinets

Functional Components and Conditions

15.5 - The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

15.6 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

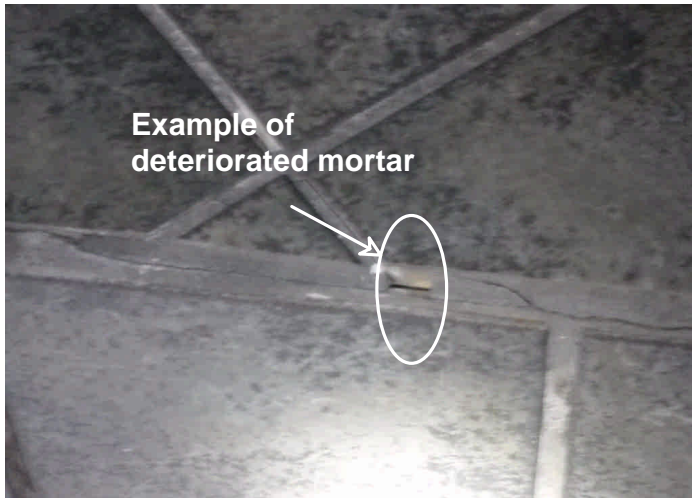
Functional Components and Conditions

15.7 - The sink and its components are functional.

Stall Shower

Components and Conditions Needing Service

15.8 - There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.



Toilet

Components and Conditions Needing Service

15.9 - The toilet is loose. There is a risk that the wax ring has been damaged. This could lead to moisture damage to the floor framing components. There is no visible evidence of damage or leakage. We recommend consulting an appropriately qualified professional to remove the toilet and replace the damaged ring. Any damaged floor framing components exposed during this process should also be removed and replaced. The affected areas should be restored to as-new condition. The toilet should be properly secured to the floor. This project should be completed prior to closing

Exhaust Fan

Functional Components and Conditions

15.10 - The exhaust fan is functional.

Lights

Functional Components and Conditions

15.11 - The lights are functional.

Outlets

Functional Components and Conditions

15.12 - The bathroom receptacle circuit appears to be operating properly and has functional ground fault circuit interrupter (GFCI) protection in the appropriate location(s)

Hydro-Spa

Functional Components and Conditions

15.13 - The hydro-spa/jetted tub is functional

Section 16.0 - Laundry

In accordance with ASHI Standards of Practice, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. We do test to determine if the appliances respond to controls, as a means of determining if their respective electric power supplies are functional. We do not test how they perform through various operating cycles. You should be aware of two potential issues. The water supply to washing machines is usually left on, and if the supply hoses leak or burst under pressure water will flow freely. Therefore, we recommend replacing the rubber hose type supply lines with braided stainless steel ones, which are much more durable. You should also be aware that newer washing machines may discharge a volume of water greater than many of the older drainpipes can handle, which may cause the water to back up and overflow.

Laundry Room

Doors

Functional Components and Conditions

16.1 - The doors are functional.

Flooring

Functional Components and Conditions

16.2 - The visible portion of the floor has no significant defects.

Informational Conditions

16.3 - The floor is worn and damaged.

Sink

Functional Components and Conditions

16.4 - The laundry sink is functional

Faucet

Functional Components and Conditions

16.5 - The laundry sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

16.6 - The valves and connectors appear to be functional. However, because they are not in daily use they may become stiff or frozen. We recommend operating them occasionally to help ensure they operate properly

Trap and Drain

Functional Components and Conditions

16.7 - The trap and drain are functional. They are not fully visible.

220 Volt Receptacle

Functional Components and Conditions

16.8 - The dryer receptacle is functional

Lights

Functional Components and Conditions

16.9 - The lights are functional.

Outlets

Components and Conditions Needing Service

16.10 - The receptacles at the sink are functional. They lack ground fault circuit interrupter (GFCI) protection. This may not have been required at the time the receptacles were installed. It is required by current standards. This is a potential safety hazard. We recommend installing operable GFCI protection at the receptacles.

16.11 - The receptacle is ungrounded. This is typical of homes of this era. You may wish to consult an electrician to correct as appropriate to bring the system into compliance with current standards

Section 17.0 - Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade.

Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is common with garages that are below grade. The efflorescence is harmless. It is an indicator of other issues. You will be advised if this staining is suggestive of issues requiring further investigation.

It is also common for the garage floor to have cracks. This is a typical sign of the shrinkage that occurs during the concrete curing process. You will be advised of the presence of cracks or crack patterns that are outside of the normal curing cracks.

We can not comment on whether or not the garage is large enough to contain your vehicles, or other belongings.

Attached garage

Garage Conversion

Informational Conditions

17.1 - The entire garage has been converted into living space

Slab Floor

Informational Conditions

17.2 - The slab floor has been covered, which conceals any damage or deterioration that might be present.

Walls and Ceiling

Functional Components and Conditions

17.3 - The visible portions of the walls are sheathed and in acceptable condition.

Lights

Functional Components and Conditions

17.4 - The lights are functional

Outlets

Informational Conditions

17.5 - There are not as many outlets as would be required by current standards. You may wish to consult an electrician to bring the home into compliance with current standards

17.6 - The receptacles are ungrounded. This is typical of homes of this era.

Heat

Informational Conditions

17.7 - There is no permanent heat source in the converted garage

Attached carport

Slab Floor

Functional Components and Conditions

17.8 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Informational Conditions

17.9 - The slab floor has typical cracking. Such cracks are commonly the result of shrinkage that occurs during the curing process, seismic activity, or ordinary settling. They should be monitored for future changes

Walls and Ceiling

Functional Components and Conditions

17.10 - The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

17.11 - The lights are functional

Components and Conditions Needing Service

17.12 - The pull-down ladder leading to the attic is damaged. It is unsafe to use. We recommend replacing the unit

Roof

Informational Conditions

17.13 - The original roof over the carport and converted garage appears to have been a low slope/flat roof. At some undetermined point, the structure was altered to support a peaked roof. There is some

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deflection (sagging) to the ceiling in the converted garage. This may be due to undersized ceiling framing. It does not appear to be related to the "new" roof framing design. The "new" framing system appears to be functioning properly

REPORT CONCLUSION

16506 74th Avenue NE, Kenmore, Washington 98028

Congratulations on the purchase of your new home. We are proud of our service, and trust that you are happy 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. There are literally thousands of components in a home. Despite our best efforts, we will not discover every item in need of attention. Our report is only a comment on the condition of this property at the time of the inspection. We can not guarantee to you that the home is free of defects and problems. All homes have defects, but not all defects are problematic or detectable. Because the inspection is essentially visual, latent defects could exist. Mechanical items can fail and damage can occur between the time of the inspection and when you move in.

Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we recommend you consider the following safety improvements: install smoke and carbon monoxide detectors; identify all escape routes; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault protection; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, adjust the temperature of water heaters to prevent scalding; ensure that hazardous materials such as cleaners are stored where small children cannot reach them; ensure that all garage doors are well balanced and have operable safety devices; 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.

Thank you for choosing our company, and please call if you have any questions or comments. As your Personal Building Consultant for Life, we are constantly working to improve the quality of our service.