

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:

Your name

INSPECTION ADDRESS

Your New Address, Your New City, Washington

INSPECTION DATE

7/29/2009 9:00 am



This report is the exclusive property of the Inspection Company and the client whose name appears herein, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: Your New Address, Your New City, Washington
Inspection Date: 7/29/2009 Time: 9:00 am
Weather: Raining - Temperature at time of inspection: 55 Degrees

Inspected by: Reid Guthrie

Client Information: Your name
Structure Type: Wood Frame
Furnished: Partial
Number of Stories: Two

Structure Style: Contemporary

Structure Orientation: North

Estimated Year Built: 2007

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 of 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: lok707

Section 1.0 - Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, retaining walls, 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 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

Informational Comments

1.1 - There are trees on this property that we do not have the expertise to evaluate. You may wish to have them examined by an arborist.

Corrective measures recommended

1.2 - Vegetation is encroaching on the structure. It should be kept clear a minimum of eighteen inches from the exterior walls to help promote good air circulation and prevent insect and vermin activity.

Grading and Drainage

General Comments and Description

Informational Comments

1.3 - 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 Comments

1.4 - 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.

Corrective measures recommended

1.5 - There is inadequate vertical clearance between the siding and the finished grade. This creates a risk of insect and moisture decay damage to the home. There should be at least 6 inches vertical clearance between the finished grade and groundcover and the lower edge of the siding to help minimize this risk.



Drainage Mode

Corrective measures recommended

1.6 - There are areas of poor drainage on the property. We recommend consulting a drainage contractor to assess the condition and install appropriate corrective measures to help ensure that the site drains properly

House Wall Finish

Identification of House Wall Finish

Informational Comments

1.7 - The house is sided with a wood-based composite material. Some brands of this material have been subject to lawsuits.

1.8 - The exterior includes a brick veneer

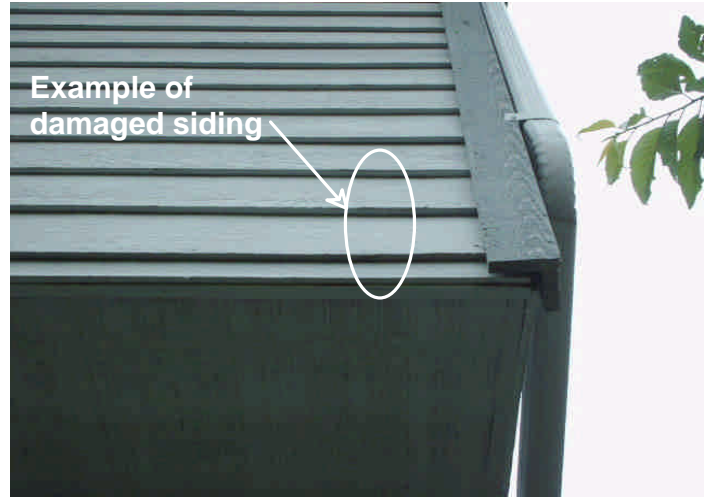
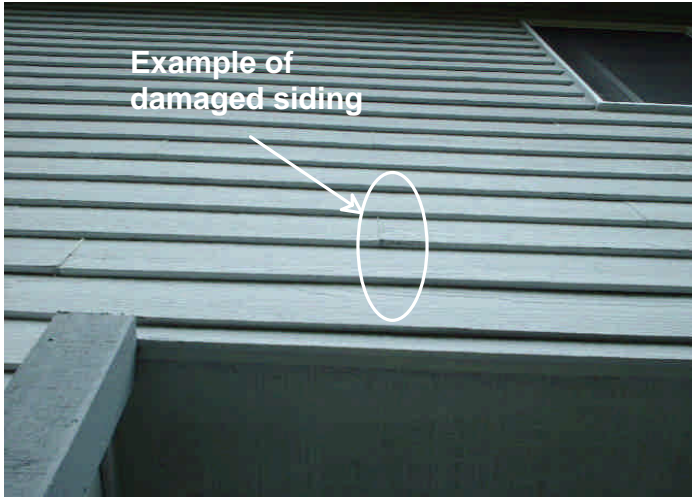
House Wall Finish Observations

Informational Comments

1.9 - The exterior walls and siding are not fully visible

Corrective measures recommended

1.10 - There is damage to the oriented strand board siding. The siding is absorbing moisture. The material is deteriorating. This is not unusual with this type siding. The damage can not be reversed. The deterioration is progressive and will continue. The damage exists to varying degrees on all walls sheathed with this siding. We recommend removing and replacing the siding. This will help to reduce the risk of damage to the underlying wall framing and sheathing.



1.11 - There are no visible weep holes at the masonry veneer. Weep holes help to drain away any moisture that may accumulate behind the veneer. We recommend consulting a masonry contractor to assess the condition and correct as appropriate to ensure that there are an adequate number of properly positioned and functional weep holes

1.12 - There is mis-matched paint on the siding. We recommend re-painting the affected areas so that the siding is a uniform color

1.13 - There are areas where the caulking is cracking. This creates a risk of moisture intrusion into the walls. We recommend replacing the cracked and deteriorated caulking to help protect the exterior envelope of the home from moisture intrusion

Exterior Components

General Comments and Description

Informational Comments

1.14 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. 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. The evidence of such intrusion may only be obvious when it is raining.

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. It may be visible only under some weather conditions, or within certain temperature ranges, which is why we disclaim an evaluation of hermetic seals. 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

Functional Components and Conditions

1.15 - The driveway is in acceptable condition.

Informational Comments

1.16 - There is a concrete driveway. Concrete driveways are extremely durable. They require little maintenance. They often have minor curing cracks that are of a cosmetic nature only.

1.17 - The driveway has typical cracking. The cracking is not structurally significant

Walkways

Functional Components and Conditions

1.18 - The walkways are in acceptable condition.

Informational Comments

1.19 - There are concrete walkways

1.20 - There are typical cracks in the walkways.

Fences and Gates

Functional Components and Conditions

1.21 - The fences and gates are functional, and do not need service at this time.

Fascia and Trim

Corrective measures recommended

1.22 - We recommend painting and caulking the exterior trim as soon as weather permits

Sliding Glass Doors

Functional Components and Conditions

1.23 - The sliding glass door is tempered and in acceptable condition.

Exterior Doors

Functional Components and Conditions

1.24 - The exterior doors are in acceptable condition.

Patio

Functional Components and Conditions

1.25 - The patio is in acceptable condition

Informational Comments

1.26 - The patio is concrete

1.27 - The patio has typical cracks and chipping. They are not structurally significant

Windows

Informational Comments

1.28 - Vinyl windows are low maintenance and durable.

1.29 - There are dual pane windows

Screens

Informational Comments

1.30 - The window screens that were examined are functional.

Outlets

Functional Components and Conditions

1.31 - The receptacles that were tested are functional and include ground-fault protection.

Lights

Informational Comments

1.32 - The lights outside the doors of the residence are functional.

1.33 - We do not evaluate low-voltage or decorative lighting

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 Comments

2.1 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Comments

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

2.3 - The framing is not fully visible

Identification of Ceiling Structure

Informational Comments

2.4 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

2.5 - Portions of the ceiling framing are not visible

Identification of Roof Structure

Informational Comments

2.6 - The roof structure consists of a prefabricated truss system.

2.7 - The roof framing is not fully visible

Crawlspace

General Comments & Description

Informational Comments

2.8 - 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, and heating ducts. 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 on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have 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 Comments

2.9 - The visible portion of the foundation consists of poured concrete

2.10 - The foundation is bolted to the home in a manner consistent with generally accepted building practices.

Method of Evaluation

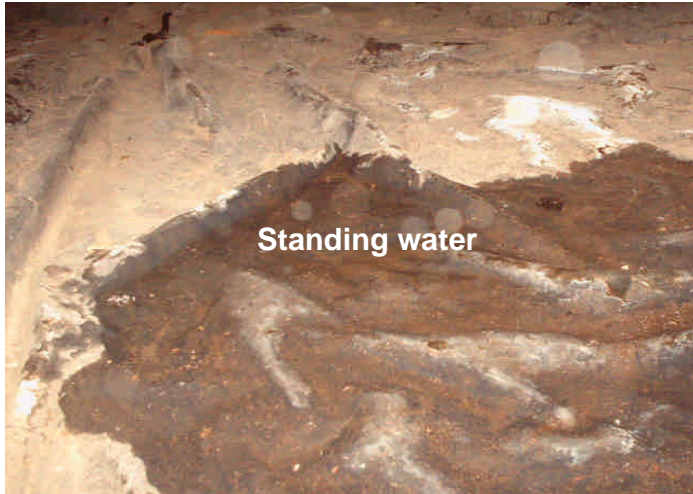
Informational Comments

2.11 - We evaluated the foundation by entering and traversing the crawlspace and examining the visually accessible components within the crawlspace.

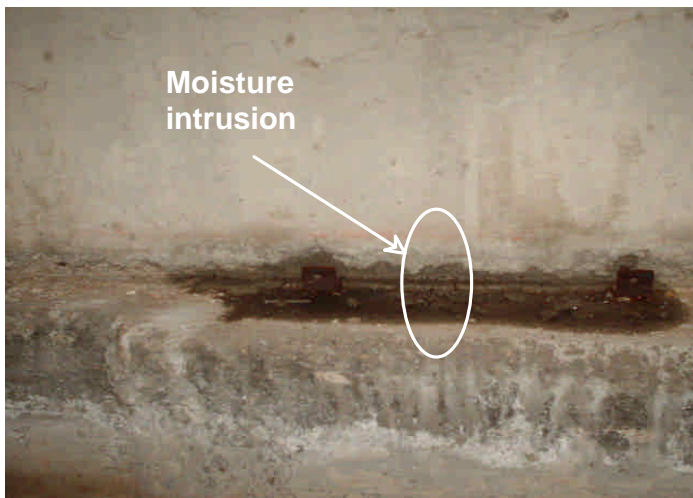
Crawlspace Observations

Corrective measures recommended

2.12 - There is standing water in the crawlspace. It may be a seasonal issue. We recommend consulting a drainage contractor to assess the condition. The source of the water should be located, and appropriate corrective measures taken to eliminate the source of the water or manage it in such a way as to help prevent compromising the integrity of the structure



2.13 - There is evidence that moisture is migrating through the walls of the foundation. The moisture is intruding through gaps in the seam between the foundation wall and the footing. This is not unusual. We recommend sealing the gaps with an appropriate caulk or grout to help prevent further moisture intrusion.



Foundation or Stem Walls

Informational Comments

2.14 - There are no foundation cracks visible in the crawlspace

Intermediate Floor Framing

Informational Comments

2.15 - The visible portion of the intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

2.16 - The intermediate floor framing is not fully visible

Ventilation

Corrective measures recommended

2.17 - Several of the foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep out rodents and other vermin.

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

Floor Insulation

Informational Comments

2.19 - The floor insulation is in acceptable condition.

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.

Most 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 Comments

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. These ratings correspond to the life expectancy of the roof as warranted by the manufacturer. Most shingle roofs are rated for either twenty or twenty five 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 Comments

- 3.2 - We were unable to safely access the roof
- 3.3 - We viewed the roof from multiple vantage points
- 3.4 - The roof was not fully visible

Estimated Age

Informational Comments

- 3.5 - The roof appears to be the same age as the residence

Roofing Material

Functional Components and Conditions

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

Flashings

Functional Components and Conditions

- 3.7 - The visible roof flashings are in acceptable condition.

Skylights

Informational Comments

- 3.8 - The roof includes one or more skylights, which are problematic and a common point of leaks. There are different methods of installing them. Some methods are better than others. 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

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

Informational Comments

- 3.10 - The downspouts discharge into sub-surface drain lines which are not fully visible.

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

Informational Comments

5.1 - The main water shut-off is adjacent to the crawlspace access

Condition

Corrective measures recommended

5.2 - The main water shut-off valve was not tested. We do not test the operation of these valves because of the risk of damaging the valve. We can not comment on its operation. We recommend you have the seller demonstrate prior to closing that the valve functions properly.

Potable Water Supply Pipes

Copper Water Pipes

Functional Components and Conditions

5.3 - The visible portions of the potable water pipe system are in acceptable condition.

Informational Comments

5.4 - Some portions of the supply system are not visible.

Gas Water Heaters

General Gas Water Heater Comments

Informational Comments

5.5 - There are a wide variety of residential 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 is typically five to eight years. The average life expectancy is 10 to 12 years. It is rare that they will last longer than fifteen or twenty years. It is wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. 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 either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age

Informational Comments

5.6 - The water heater appears to be original to the house.

5.7 - The water heater is nearing the end of its average design life. The generally accepted average functional life of gas water heaters is 10 - 12 years. Expect to replace the unit in the near future

Capacity

Informational Comments

5.8 - The water heater has a 75 gallon capacity

Location

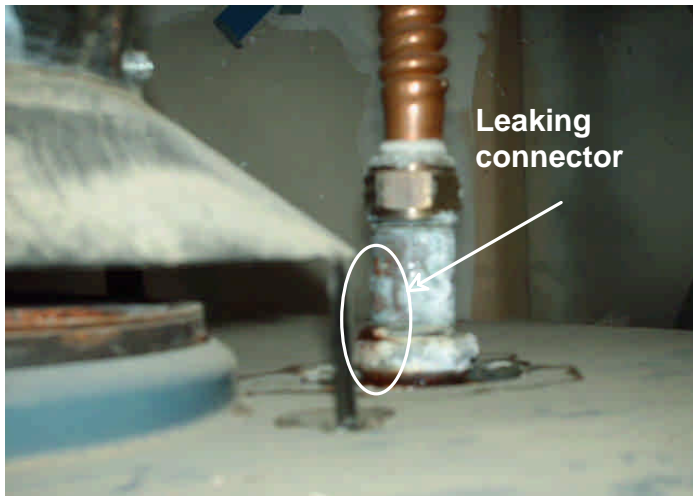
Informational Comments

5.9 - The water heater is in the garage

Water Shut-Off Valve and Connectors

Corrective measures recommended

5.10 - The nipple at the water connector at the water heater is leaking. We recommend consulting a plumber to locate and eliminate the source of the leak and correct as appropriate to ensure the device functions properly



Gas Shut-Off Valve and Connector

Functional Components and Conditions

5.11 - The gas control valves and connectors at the water heater appear to be functional. We do not test the valves.

Vent Pipe and Cap

Functional Components and Conditions

5.12 - The vent pipe is functional.

Relief Valve and Discharge Pipe

Informational Comments

5.13 - 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.

Drain Valve

Informational Comments

5.14 - The drain valve is in place and presumed to be functional. We do not test the valves. You should flush the tank annually to help achieve maximum efficiency and longest possible service life.

Combustion Chamber

Informational Comments

5.15 - There are rust particulates within the combustion chamber

Combustion Vent Ports

Functional Components and Conditions

5.16 - There is an adequate combustion air supply.

Seismic Straps

Functional Components and Conditions

5.17 - The water heater is seismically secured in accordance with common installation practices

Waste & Drainage Systems

General Comments and Description

Informational Comments

5.18 - We evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This is not a conclusive test and only a video-scan of the main line would confirm its actual condition.

5.19 - The waste and drainage systems are not fully visible

Type of Material

Informational Comments

5.20 - Portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

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 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 Comments

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. The ASHI Standards of Practice require that we test a representative number of accessible switches, receptacles, and light fixtures. We attempt to test every one that is accessible. If a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Comments

6.2 - The main conductor lines are underground, or what is known as a lateral service entrance. This is common practice where appropriate. Since the lines are not visible, we can not comment on their condition

Size and Location

Informational Comments

6.3 - The panels are located in the attached garage

6.4 - The service panels are rated for 200 amps.

Main Panel Observations

Functional Components and Conditions

6.5 - The panel and its components have no visible deficiencies.

Panel Cover Observations

Functional Components and Conditions

6.6 - The interior panel cover is in acceptable condition.

Wiring Observations

Functional Components and Conditions

6.7 - The visible portion of the wiring has no visible deficiencies.

Informational Comments

6.8 - The visible portion of the residence is served with a material known as non-metallic sheathed wiring, also known as "Romex". This is widely used in residential construction

6.9 - The main service conductors are aluminum. This is a common practice.

6.10 - The service conductors are coated with an antioxidant paste, which helps to ensure a proper connection between the wires and the contacts.

Circuit Breakers

Functional Components and Conditions

6.11 - There are no visible deficiencies with the circuit breakers.

Grounding

Informational Comments

6.12 - We could not determine the point at which the panel is grounded. This is not unusual. The grounding components are rarely visible once the construction process is completed.

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

Age and Location

Informational Comments

7.1 - The furnace is in the attached garage. This is a common location for furnaces.

7.2 - The furnace appears to be original to the home

Furnace

Corrective measures recommended

7.3 - The furnace is over-due for servicing. HVAC contractors typically recommend that furnaces be serviced at least every two years. We recommend consulting an HVAC contractor to evaluate the system and correct as appropriate to ensure it operates properly

Vent Pipe

Functional Components and Conditions

7.4 - The vent pipe is functional.

Circulating Fan

Informational Comments

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

Gas Valve and Connector

Functional Components and Conditions

7.6 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Functional Components and Conditions

7.7 - The furnace has an adequate combustion air supply

Return-Air Compartment and Filter

Corrective measures recommended

7.8 - The filter is dirty. We recommend replacing the filter

Thermostats

Functional Components and Conditions

7.9 - The thermostat is functional.

Registers

Functional Components and Conditions

7.10 - The registers are functional.

Corrective measures recommended

7.11 - We recommend installing at least one carbon monoxide detector on each floor that has a bedroom

Flexible Ducting

Functional Components and Conditions

7.12 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Informational Comments

7.13 - Portions of the ducts are concealed and cannot be viewed.

Metal Ducting

Functional Components and Conditions

7.14 - The visible portions of the duct system have no visible deficiencies.

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.

Main Entry

Doors

Functional Components and Conditions

9.1 - The door is functional.

Flooring

Functional Components and Conditions

9.2 - The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

9.3 - The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

9.4 - The lights are functional.

Living Room

Flooring

Functional Components and Conditions

9.5 - The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

9.6 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

9.7 - The windows are functional.

Lights

Functional Components and Conditions

9.8 - The lights are functional.

Outlets

Functional Components and Conditions

9.9 - The outlets that were tested are functional.

Ceiling fan

Functional Components and Conditions

9.10 - The ceiling fan is operational

Dining Room

Flooring

Functional Components and Conditions

9.11 - The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

9.12 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

9.13 - The windows are functional.

Inspection Address: Your New Address, Your New City, Washington
Inspection Date/Time: 7/29/2009 9:00 am

Lights

Functional Components and Conditions

9.14 - The lights are functional.

Outlets

Functional Components and Conditions

9.15 - The outlets that were tested are functional.

Family Room

Flooring

Functional Components and Conditions

9.16 - The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

9.17 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

9.18 - The window is functional.

Lights

Functional Components and Conditions

9.19 - The lights are functional.

Outlets

Functional Components and Conditions

9.20 - The outlets that were tested are functional.

Fireplace

Functional Components and Conditions

9.21 - The fireplace mantle is in acceptable condition.

9.22 - The gas log fire is functional.

Office or Library

Doors

Functional Components and Conditions

9.23 - The doors are functional

Flooring

Functional Components and Conditions

9.24 - The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

9.25 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

9.26 - The windows are functional.

Lights

Functional Components and Conditions

9.27 - The lights are functional.

Outlets

Functional Components and Conditions

9.28 - The outlets that were tested are functional.

Section 10.0 - Kitchen

We test some kitchen appliances for their functionality, but can not evaluate them for their performance nor for the variety or accuracy of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure.

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 convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Comments

10.1 - The floor has typical wear and cosmetic damage

Walls and Ceiling

Functional Components and Conditions

10.2 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

10.3 - The windows are functional.

Sink & Countertop

Functional Components and Conditions

10.4 - The sink and countertop are functional.

Cabinets

Functional Components and Conditions

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

Informational Comments

10.6 - The cabinets have typical cosmetic damage, which does not affect their functioning.

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

Functional Components and Conditions

10.9 - The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

10.10 - The garbage disposal is functional.

Electric Range

Functional Components and Conditions

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

Dishwasher

Functional Components and Conditions

10.12 - The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

10.13 - The exhaust fan is functional.

Built-in Microwave

Functional Components and Conditions

10.14 - The built-in microwave is functional but was neither calibrated nor tested for its performance. We also did not test it for leakage, which would require specialized instruments.

Lights

Functional Components and Conditions

10.15 - The lights are functional.

Outlets

Functional Components and Conditions

10.16 - The outlets that were tested are functional and include ground-fault protection.

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

No recommended service

Functional Components and Conditions

12.1 - We found the stairs and landings to be in acceptable condition.

Handrails & Guardrails

Functional Components and Conditions

12.2 - The handrail is adequate

Skylight

Functional Components and Conditions

12.3 - The skylight appears to be functional

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

Access Location & General Condition

Informational Comments

13.1 - The attic access is in the hallway ceiling.

Method of Evaluation

Informational Comments

13.2 - We visually inspected the attic from the access only due to obstructions within the attic that prevented safe travel within the attic

Framing

Functional Components and Conditions

13.3 - The visible portions of the truss system appear to be in acceptable condition.

Informational Comments

13.4 - Insulation obscures the attic framing components.

Corrective measures recommended

13.5 - There is discoloration to the attic sheathing. This discoloration is a biological growth that is an indication of inadequate ventilation in the attic. The discoloration may be mold. There is no visible damage to the sheathing. Left as is, there is a risk of this developing into fungal decay and damaging the sheathing and framing. There is also a possibility that you may have an adverse reaction to this organism. We recommend consulting an insulation contractor to ensure that all exhaust ducts are properly discharging to the exterior, that all soffit vents are clear of insulation and have the proper baffles, and that the attic has adequate and effective ventilation.

Exhaust Ducts

Functional Components and Conditions

13.6 - The visible portions of the exhaust ducts are functional.

Blown-in fiberglass insulation

Informational Comments

13.7 - The attic has blown-in fiberglass insulation.

13.8 - The attic is insulated in accordance with standards in effect at the time the home was constructed

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.

Master Bedroom

Doors

Functional Components and Conditions

14.1 - The door is functional

Flooring

Functional Components and Conditions

14.2 - The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

14.3 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

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

Closets

Functional Components and Conditions

14.5 - The closet and its components are functional.

Lights

Functional Components and Conditions

14.6 - The lights are functional.

Outlets

Functional Components and Conditions

14.7 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Functional Components and Conditions

14.8 - The smoke detector is functional, but should be checked periodically.

1st Guest Bedroom

Doors

Functional Components and Conditions

14.9 - The door is functional

Flooring

Functional Components and Conditions

14.10 - The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

14.11 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

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

Closets

Functional Components and Conditions

14.13 - The closet and its components are functional.

Lights

Functional Components and Conditions

14.14 - The lights are functional.

Outlets

Functional Components and Conditions

14.15 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Functional Components and Conditions

14.16 - The smoke detector is functional. It should be tested on a regular basis

2nd Guest Bedroom

Doors

Functional Components and Conditions

14.17 - The door is functional

Flooring

Functional Components and Conditions

14.18 - The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

14.19 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

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

Closets

Functional Components and Conditions

14.21 - The closet and its components are functional.

Lights

Functional Components and Conditions

14.22 - The lights are functional.

Outlets

Functional Components and Conditions

14.23 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Functional Components and Conditions

14.24 - The smoke detector is functional. It should be tested on a regular basis

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.

Powder Room

Size and Location

Informational Comments

15.1 - The powder room is in the entry hall

Doors

Functional Components and Conditions

15.2 - The door is functional.

Flooring

Functional Components and Conditions

15.3 - The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

15.4 - The walls and ceiling are in acceptable condition.

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.

Toilet

Functional Components and Conditions

15.8 - The toilet is functional.

Exhaust Fan

Functional Components and Conditions

15.9 - The exhaust fan is functional.

Lights

Functional Components and Conditions

15.10 - The lights are functional.

Outlets

Functional Components and Conditions

15.11 - The receptacles are functional and have operable ground-fault protection.

Master Bathroom

Size and Location

Informational Comments

15.12 - The master bathroom is a full

Doors

Functional Components and Conditions

15.13 - The doors are functional.

Flooring

Informational Comments

15.14 - The floor is carpeted. We can not comment on the condition of the surface underneath the carpet. Carpet is a poor choice for a floor covering in a bathroom, as it can hide damage.

Walls & Ceiling

Functional Components and Conditions

15.15 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

15.16 - The windows are functional.

Cabinets

Functional Components and Conditions

15.17 - The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

15.18 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Corrective measures recommended

15.19 - The sink has a slow drain. It appears to be blocked. We recommend consulting a plumber to assess the condition and correct as appropriate to ensure that the system is operating properly

Tub

Corrective measures recommended

15.20 - The tub drains too slowly. It appears to be blocked. We recommend consulting a licensed plumber to assess the condition and correct as appropriate to ensure the system is operating properly

Stall Shower

Functional Components and Conditions

15.21 - The stall shower is functional.

Toilet & Bidet

Functional Components and Conditions

15.22 - The toilet is functional.

Exhaust Fan

Functional Components and Conditions

15.23 - The exhaust fan is functional.

Lights

Functional Components and Conditions

15.24 - The lights are functional.

Outlets

Functional Components and Conditions

15.25 - The receptacles are functional

Skylight

Functional Components and Conditions

15.26 - The skylight is functional

Hydro-Spa

Corrective measures recommended

15.27 - The hydro-spa was not tested. We recommend having the seller demonstrate to you prior to closing that the unit operates properly

Main Hallway Bathroom

Size and Location

Informational Comments

15.28 - The main hallway bath is a full bathroom

Doors

Functional Components and Conditions

15.29 - The door is functional.

Flooring

Functional Components and Conditions

15.30 - The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

15.31 - The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

15.32 - The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

15.33 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

15.34 - The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

15.35 - The tub/shower is functional.

Toilet & Bidet

Functional Components and Conditions

15.36 - The toilet is functional.

Exhaust Fan

Functional Components and Conditions

15.37 - The exhaust fan is functional.

Lights

Functional Components and Conditions

15.38 - The lights are functional.

Outlets

Functional Components and Conditions

15.39 - The sink receptacle has operable ground fault protection

Skylight

Functional Components and Conditions

15.40 - The skylight appears to be 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. We can not test how they perform through various operating cycles. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which may cause the water to back up and overflow. Correcting this requires installing a larger size standpipe and trap.

Laundry Room

Doors

Functional Components and Conditions

16.1 - The door is functional.

Flooring

Functional Components and Conditions

16.2 - The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

16.3 - The walls and ceiling are in acceptable condition.

Exhaust Fan

Functional Components and Conditions

16.4 - The exhaust fan is functional.

220 Volt Receptacle

Functional Components and Conditions

16.5 - The 220 volt receptacle is in acceptable condition.

Dryer Vent

Informational Comments

16.6 - The dryer vent is separated behind the dryer and should be repaired.

Lights

Functional Components and Conditions

16.7 - The lights are functional.

Outlets

Functional Components and Conditions

16.8 - The outlets that were tested are functional.

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

Slab Floor

Informational Comments

17.1 - The slab floor is in acceptable condition. Small cracks are common and can result from the curing process, seismic activity, common settling, or the presence of expansive soils. These cracks are not structurally significant.

17.2 - There are typical curing and shrinkage cracks in the garage floor.

17.3 - The garage is too full to permit a clear view of the slab

Walls and Ceiling

Informational Comments

17.4 - The walls and ceiling are not fully visible due to the occupants belongings.

Firewall Separation

Functional Components and Conditions

17.5 - The visible portion of the firewall separating the garage from the residence is functional.

Entry Door Into the House

Corrective measures recommended

17.6 - The door from the home to the garage does not self-close. The hinge should be adjusted so the door closes properly

Garage Side Door

Informational Comments

17.7 - The door is blocked. We were unable to inspect the door

Garage Door and Hardware

Informational Comments

17.8 - The garage doors and hardware are functional

Corrective measures recommended

17.9 - The garage doors lack safety type springs. These are designed to reduce the risk of injury in the event that the spring breaks. This is a homeowner-level repair project. We recommend installing safety cabling to the springs to help reduce the risk of injury in the event of breakage

Automatic Opener

Corrective measures recommended

17.10 - The garage door opener is functional. The auto-reverse did not function. This should be corrected to ensure the unit operates properly.

Lights

Functional Components and Conditions

17.11 - The lights are functional and do not need service at this time.

Outlets

Functional Components and Conditions

17.12 - The outlets that were tested are functional, and include ground-fault protection.

Informational Comments

17.13 - The occupants belongings block access to the receptacles, which were not tested.

REPORT CONCLUSION

Your New Address, Your New City, Washington

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.