SGA Inspection Inc.

Inspection Report

SGA Inspection

Property Address:
Main Street
Olympia WA 98502

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Date: 8/30/2019	**Time:** 12:30 pm	**Report ID:** SAMPLE
Property: Main Street Olympia WA 98502	**Customer:** SGA Inspection	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Summary Item (SI) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

METHOD AND EXTENT OF INSPECTION

A visual inspection of readily accessible systems and components was conducted with the objective of reporting the overall condition of the home and identifying those systems and components that are significantly deficient or are near the end of their service life. The inspection as undertaken by this inspection firm is performed in accordance with guidelines provided by current home inspection standards of practice. Deficiencies as observed in the course of inspection are noted in the attached Deficiencies Report. In interpreting results from this home inspection, this report should be taken in context of the full report.

LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion of the condition of the property at the date and time of inspection. This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property. The client is advised that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may become apparent in the future. The report is limited to the components of the property which were visible to the inspector during the process of inspecting the property. Note that this inspection and report does not constitute a Code or Bylaw inspection, and that further interpretation from the appropriate authority/agency may be required.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies

PROPERTY INSPECTION REPORT

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information. This inspection is subject to the rules (RULES) of the Washington State Department of Licensing (HomeInspectors) The Washington State Department Of Licensing Standards Of Practice For Home Inspectors (RCW 18 280 Chapters 308-408A WAC) are the minimum standards for inspections by WSDL-Licensed Inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report

may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fall at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

In Attendance:	**Style of Home:**	**Type of building:**
Customer and their agent	Contemporary	Single Family (2 story), With Basement
Approximate age of building:	**Temperature:**	**Weather:**
10 to 15 Years	Over 65 (F)	Cloudy
Ground/Soil surface condition:	**Rain or Snow in last 3 days:**	**Standards Of practice:**
Damp	Yes	Washington State
Utilities Status:	**Building Status:**	
All Utilities On	Ocuppied	

1. Roofing

PURPOSE

The primary purpose of the roofing system is to protect the interior of the home from the elements, including sun, wind, rain, and snow. The design and selection of materials including the roof structural elements, sheathing, roof coverings, flashings, ventilation, and protruding components affect the performance and durability of the system as a whole. As the roof system is intended to provide a weather tight covering over the home, it is critical that this system be periodically checked; a thorough review twice a year is recommended, and any deficiencies noted should be immediately corrected.

INSPECTION PROCESS

As documented by this Report, the inspection of the roofing system included the examination of: the roof covering(s); the roof drainage system; the flashings; and penetrations through the roof surface including skylights, chimneys, roof vents, etc. Reported below are the description of the roof system and the methods used to inspect this system. Items excluded from this examination, if present, include: antennae; interiors of flues or chimneys which are not readily accessible; and installed accessories such as solar panels, lightning arrestors, etc. As a primary function of the roof system is to protect against water infiltration, it should be noted that there may be leaks in the roof system that may only become apparent under specific weather conditions that were not encountered at the time of the inspection. Also note that although the inspector may provide a statement estimating the apparent age of roof cover, this is expressed as an opinion only. The actual age may vary considerably from this stated estimate. Factors such as manufactured shingle quality, installation methods, weather, roof system ventilation, orientation of roof surface, etc. affect the life expectancy of the roof cover, and as such accurate statements on age can often not be provided.

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
1 layer of Roof Covering
Asphalt Shingles

Roof Covering Age:
10 To 15 Years

Viewed Roof Covering:
Wet Conditions
Dangerous Conditions - Steep Pitch

Chimney (exterior):
Metal - Enclosed

Gutter & Downspout Material:
Aluminum

Number Of Chimney's:
One

Roof Penetration:
Roof Vents
Appliance Vent
Plumbing Stacks
Chimney

Roof Viewing Restrictions:
LADDER AT ROOFS EDGE - PITCH

Items

1.0 Roof Coverings

Comments: Inspection Restricted, Summary Item

Minor debris has built up on the roof. Debris prevents controlled drainage of run-off water away from the home's roof elements. Maintenance should include removing debris and assuring that water freely flows to the gutters.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.0 Item 5(Picture)

1.0 Item 6(Picture)

1.0 Item 7(Picture)

1.0 Item 8(Picture)

1.1 Skylights, Chimneys and Roof Penetrations

Comments: Inspection Restricted

1.2 Flashings

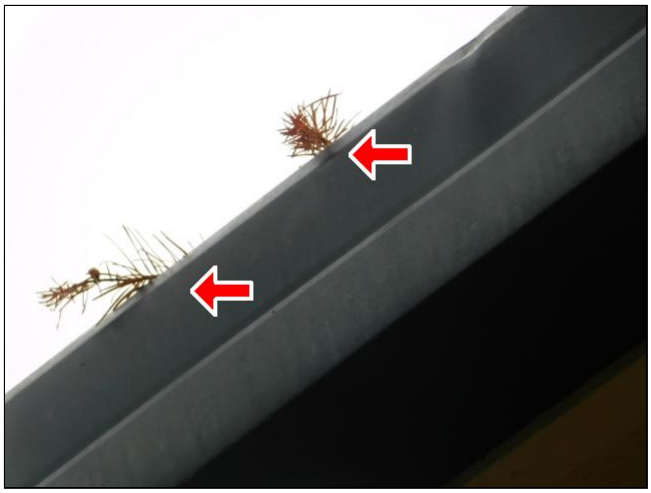
Comments: Inspection Restricted

1.3 Roof Drainage Systems

Comments: Inspection Restricted, Summary Item

Gutter is clogged or obstructed. Gutters are a key component in the controlled drainage of run-off water away from the home's exterior elements. Water backing up in the gutter may add sufficient weight to the gutter to cause its detachment from the structure. Gutters that do not perform as intended may result in saturation of soils near the foundation, which in turn can result in basement moisture or leakage issues. Repair should include removing debris and assuring that water freely flows and drains from the gutter.

1.3 Item 1(Picture)



1.3 Item 2(Picture)

ROOF COVERINGS: Roof coverings provide the exterior protection of the structure against water penetration. Attention to deterioration over time is the most common maintenance activity, and damage to or loss of covering should be immediately repaired to prevent water entry.

ROOF FLASHINGS: Flashings are designed to prevent water entry through the roof structure at points where different surfaces meet, such as at chimneys, in areas where the roof meets wall structures, and in areas where there are changes in direction of the roof surfaces. Attention to caulking needs due to deterioration over time is the most common maintenance requirement.

ROOF VENTS: Roof vents provide the means for ventilating the roof interior structure and attic spaces. Attention to caulking needs due to deterioration is the most common maintenance requirement.

CHIMNEYS: Chimneys provide the means for exhausting fumes from the fuel-burning components of the home to the exterior of the home and above the level of the roof line. Masonry chimneys, which are exposed to weather conditions, should be monitored for change over time. Flashings at areas where the chimney meets the roof structure should also be closely monitored to ensure they remain sealed over time.

PROTRUSIONS: Penetrations through the roof surfaces may include items such as roof vents, chimneys, plumbing stacks, electric masts, and skylights. Attention to mechanical damage, deterioration, and caulking needs are the most common maintenance requirements.

GUTTERS & DOWNSPOUTS: The purpose of gutters and downspouts, when installed, is to provide the means for capturing water drainage at the edges of roof surfaces and controlling the means of discharge, preferably away from the foundation walls. Attention to removing obstructing debris, and attending to mechanical damage, detachment, deterioration, and leakage are the most common maintenance activities.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EIFS Exterior Insulation Finish System

About EIFS

Exterior Insulation and Finish Systems (EIFS) offer continuous insulation by design, allowing architects the design flexibility and aesthetics they require, while helping to meet the new energy codes. EIFS are continuous insulation.

EIFS Finishes

According to the definitions of the International Building Code and ASTM International, an Exterior Insulation and Finish System (EIFS) is a non load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

EIFS with Drainage, another EIFS system, is the predominate method of EIFS applied today. As the name implies, EIFS with Drainage helps to eliminate moisture before it has an opportunity to enter the wall cavity.

EIFS were first introduced in the United States in the late 1960's, and were first used on commercial buildings, and later on homes. EIFS typically consist of the following components:

A water-resistive barrier (WRB) that covers the substrate

A drainage plane between the WRB and the insulation board that is most commonly achieved with vertical ribbons of adhesive applied over the WRB

Insulation board typically made of expanded polystyrene (EPS) which is secured with an adhesive or mechanically to the substrate

Glass-fiber reinforcing mesh embedded in the base coat

A water-resistant base coat that is applied on top of the insulation to serve as a weather barrier

A finish coat that typically uses colorfast and crack-resistant acrylic co-polymer technology.

EIFS today are one of the most tested and well researched claddings in the construction industry. Research, conducted by the Oak Ridge National Laboratory and supported by the Department of Energy, has validated that EIFS are the "best performing cladding" in relation to thermal and moisture control when compared to brick, stucco, and cementitious fiberboard siding. In addition EIFS is in full compliance with modern building codes which emphasize energy conservation through the use of CI (continuous insulation) and a continuous air barrier. Both these components are built into today's EIFS products to provide maximum energy savings, and reduced environmental impact over the life of the structure. Along with these functional advantages come virtually unlimited color, texture, and decorative choices to enhance curb appeal and enjoyment of almost any home or structure.

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Summary Item

(1) **Siding damage noted at EIFS siding to the left of the entry door along bottom edge. Consult a contractor specializing in EIFS maintenance and repair.**

EIFS manufacturers provide a "distributor locator" on their website to locate the distributor nearest you. The distributor can assist you in locating appropriate qualified contractors. The Association of Wall and Ceiling Industry (AWCI) also provides on its website a national database of contractors who have gone through and passed the "EIFS Doing it Right" course.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

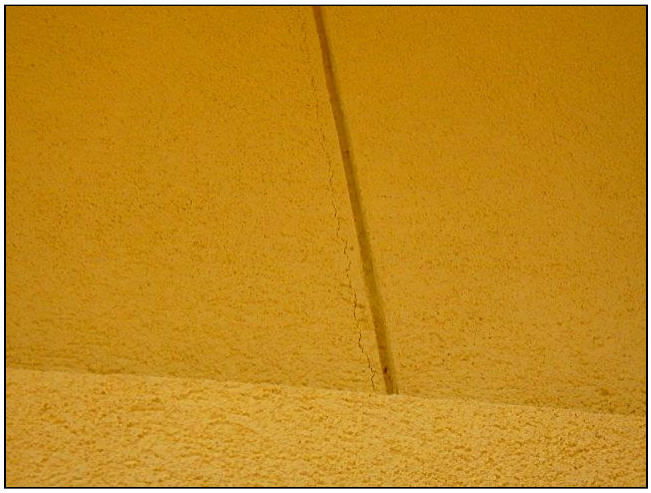
2.0 Item 3(Picture)

(2) **Minor impact damage noted along stair case on right side of building.**

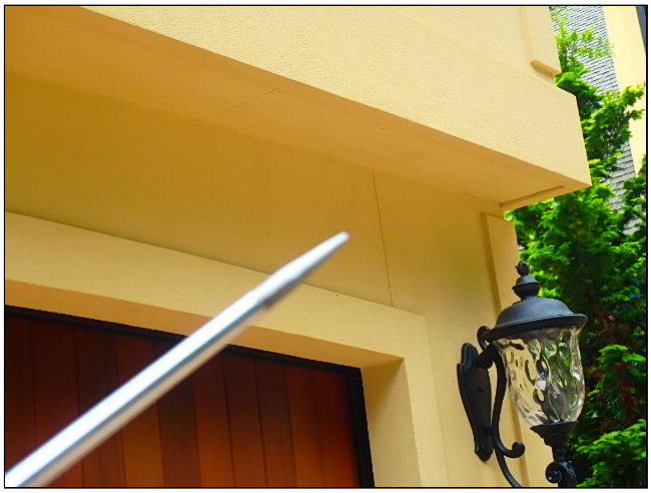
2.0 Item 4(Picture)

2.0 Item 5(Picture)

(3) **Cracking is observed at EIFS aesthetic joints** This is a joint in the surface of the EIFS that is installed for appearance reasons. It is not intended as an expansion point in the EIFS surface.



2.0 Item 6(Picture)



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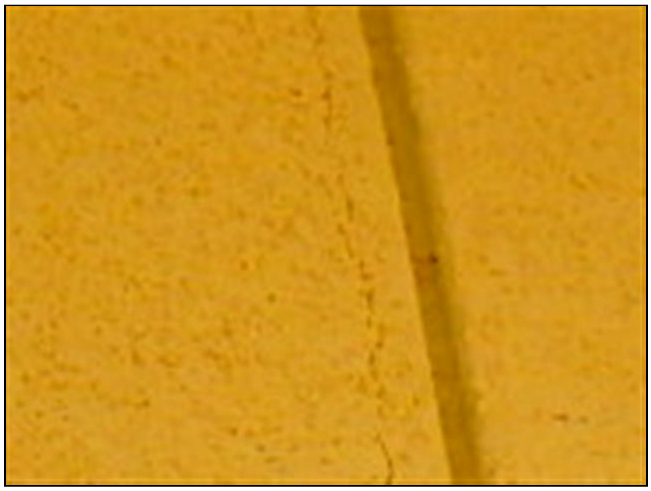

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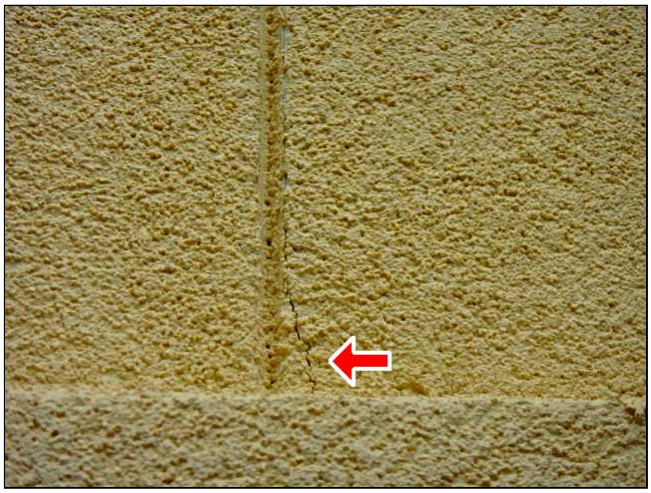
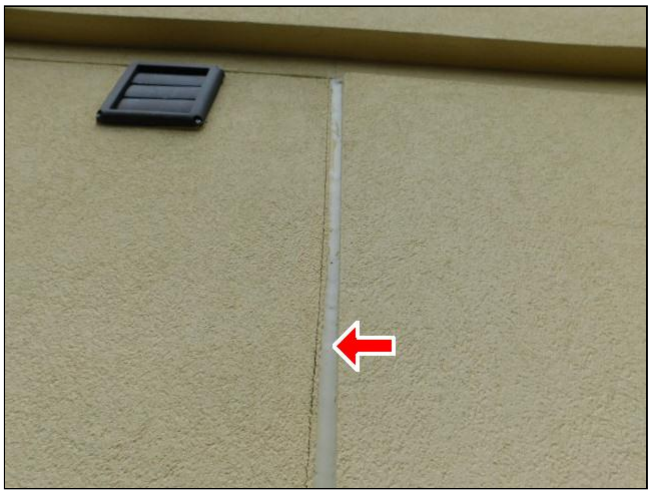


2.0 Item 9(Picture)

2.0 Item 10(Picture)

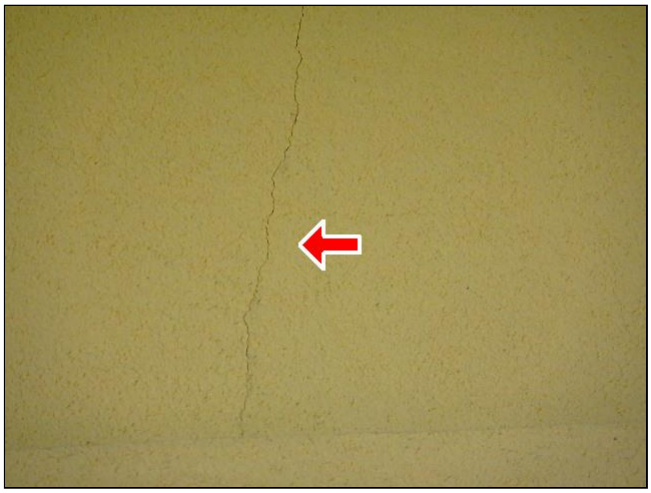


2.0 Item 11(Picture)

(4) **Cracking is observed at EIFS wall surface.** All surface cracking should be repaired. Periodic maintenance should include thorough checking of the flashing and sealing to ensure that the building envelope remains watertight. Damaged or missing flashing should be repaired or replaced immediately; likewise, cracked or deteriorated sealants should immediately be repaired, or removed and replaced**. Consult a contractor specializing in EIFS maintenance and repair.**

EIFS manufacturers provide a "distributor locator" on their website to locate the distributor nearest you. The distributor can assist you in locating appropriate qualified contractors. The Association of Wall and Ceiling Industry (AWCI) also provides on its website a national database of contractors who have gone through and passed the "EIFS Doing it Right" course.

2.0 Item 12(Picture)



2.0 Item 13(Picture)

2.0 Item 14(Picture)

2.0 Item 15(Picture)

2.0 Item 16(Picture)

(5) **Exterior envelope has been damaged by the installation of a dog door.** Unintended air infiltration may affect interior air quality and conditioning. Corrective action is required to seal all openings through the exterior wall system

2.0 Item 17(Picture)

2.0 Item 18(Picture)

(6) **Gap or crack between wall and guest house requires sealant.**

2.0 Item 19(Picture)

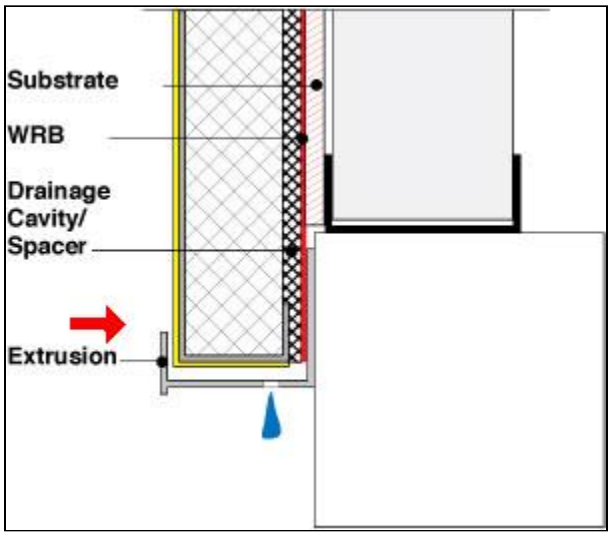
2.0 Item 20(Picture)

2.0 Item 21(Picture)

(7) **Minor cracking observed at base of exterior wall.**

2.0 Item 22(Picture)

2.0 Item 23(Picture)



2.0 Item 24(Picture)

2.1 Windows

Comments: Inspected

2.2 Doors

Comments: Inspected

2.3 Decks, Vegetation and Overhangs

Comments: Inspected, Summary Item

(1) **Caulking between wall and tile at top floor deck is soft and does not appear to be proper material for this exterior application**

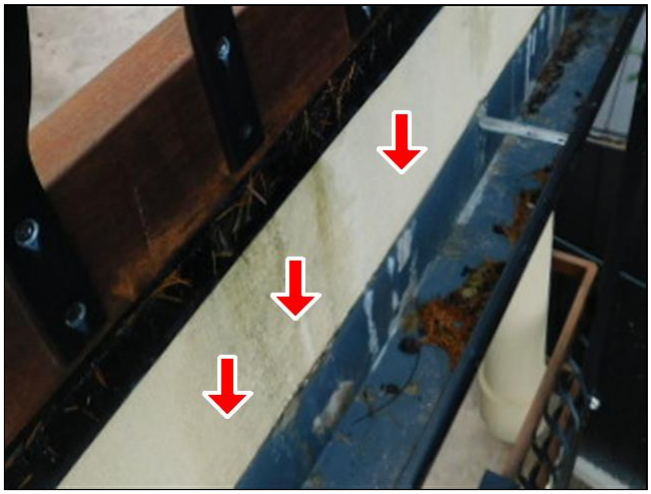
2.3 Item 1(Picture)

2.3 Item 2(Picture)

(2) **Gutters are improperly installed and leaking at at top floor deck .** Leaks from gutters can cause damage to fascias and soffits. Leaks of significant size compromise the intended function of controlling roof drainage and discharging water away from the structure. Gutters are a key component in the controlled drainage of run-off water away from the structures exterior elements. Gutters that do not perform as intended may result in saturation of soils near the foundation, which in turn can result in basement moisture or leakage issues. The recommended action is to repair gutter sections that are not properly sealed, and to test gutter

drainage to assure that water freely flows and drains from the gutter. **Contact a contractor to have this installation defect corrected**

2.3 Item 3(Picture)



2.3 Item 4(Picture)

2.3 Item 5(Picture)

(3) **Soffit under the top floor deck is incomplete.**

2.3 Item 6(Picture)

2.3 Item 7(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls

Comments: Inspected, Summary Item

(1) **Typical cracking observed at walkway.**

2.4 Item 1(Picture)

2.4 Item 2(Picture)

(2) **Stair railing is missing at a location where there is a risk of injury from falls.** Railings should be installed at exterior stairs having 4 or more risers. The primary function of stairs railings is assist people in traversing the stairs and reduce the potential of fall injuries on stairs. The risk of injury from a fall on stairs with four or more risers is considered to be sufficiently great that handrails are deemed necessary to reduce the chances of an injurious fall. Absence of adequate stair railings is a safety concern, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at stairs.

2.4 Item 3(Picture)

2.4 Item 4(Picture)

Exteriors: EIFS Problems

EIFS, short for Exterior Insulation and Finish System, is an insulating and protective finish applied on exterior walls. Though often called "synthetic stucco", EIFS is very different from traditional hard-coat stucco. The system consists of three types of layers:

Insulation board - attached mechanically or with adhesives to the wall sheathing; usually made of polystyrene foam or a similar material

Synthetic base coat - applied on top of the insulation board; reinforced with fiberglass mesh

Finish coat(s) - applied on top of the base coat; gives the system a durable, crack-resistant finish that resembles traditional stucco

This type of system offers several advantages, such as superior energy efficiency, great design flexibility, and reduced air infiltration; however, EIFS has its share of downsides.

The Root of the Problem

Most problems with EIFS are a result of moisture getting into or behind the insulation board, which acts like a sponge and traps water against your plywood sheathing. If enough moisture is trapped, you could end up saddled with thousands of dollars' worth of dry rot and structural damage.

Because the successful installation of these systems is so highly dependent on keeping water out, manufacturers set meticulous specifications for EIFS applications. But even these standards aren't enough to prevent EIFS failure. Reasons include:

Lack of a secondary weather barrier in most EIFS applications

Lack of external visual clues to early leakage problems

Lack of inspection and enforcement of standards

Lack of ongoing applicator training

Lack of maintenance

EIFS susceptibility to moisture issues can make even small problems escalate quickly, especially in the Pacific Northwest's humid, rainy climate.

3. Garage

Styles & Materials

Garage Door Type:
One Manual

Garage Door Material:
Wood

Garage Structure Type:
Attached / Integrated

Garage Sheet Rock/Fire Wall:
Yes

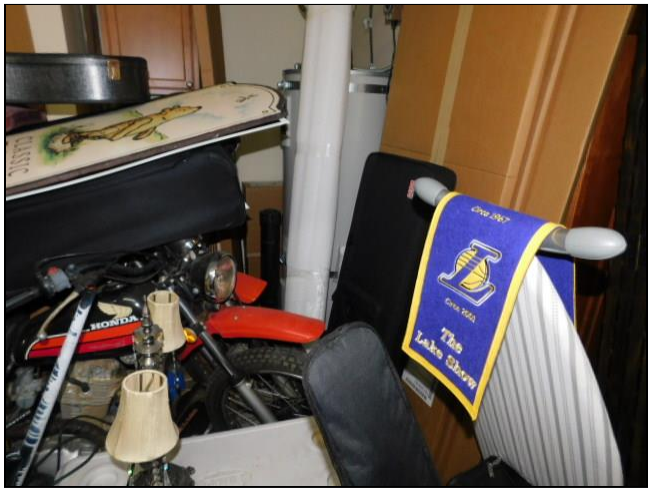
Garage Shelving Or Cabinets:
Cabinets

Items

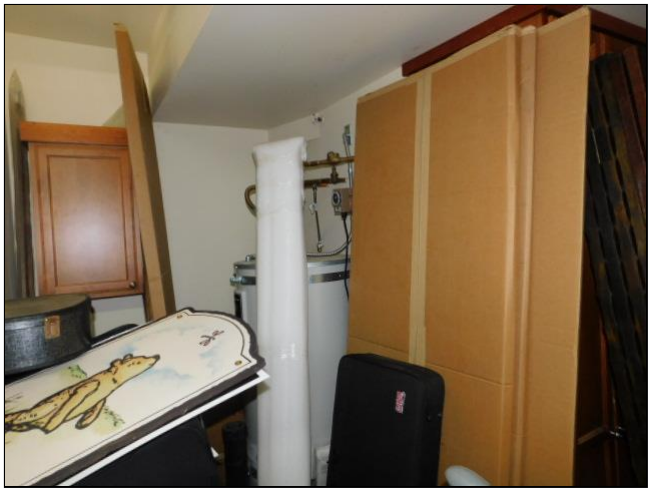
3.0 Garage Walls

Comments: Inspection Restricted

Garage interior inspection was obstructed by home owners storage. Walls and floor were not fully inspected in areas because the owners belongings blocked the walls and floor from view and from being inspected. They are exempt from this report and inspection. Damage may exist in these areas. It is recommended that these areas be visually inspected before closing.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.1 Garage Door Operators

Comments: Inspected

3.2 Occupant Door

Comments: Inspected

3.3 Garage Electrical

Comments: Inspection Restricted

3.4 Garage Ceilings

Comments: Inspection Restricted

3.5 Garage Floor

Comments: Inspection Restricted

3.6 Garage Door (s)

Comments: Inspection Restricted

4. Electrical System

PURPOSE

The primary purpose of the electrical system is to provide for the electrical needs for your home. This includes providing the means and metering of the electrical supply, the distribution of electricity via protected branch circuits to areas in the home, and providing lighting fixtures, switches, and outlets to meet the needs for powering lighting, appliances, and personal electrical and electronic devices.

INSPECTION PROCESS

As documented by this report, the inspection of the electrical system includes examination of: the service drop; the service entrance conductors, cables and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and subpanels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupts. Reported below are the characteristics of the electrical system elements examined, including the amperage and voltage rating of the service; the location of the main disconnect and subpanels; and the wiring methods, as well as other appropriate information noted during the course of inspection.

Note that this inspection of the electrical system does not normally include and report on: the remote control devices unless the device is the only control device; the alarm system and components; the low voltage wiring, systems, and components; and the ancillary wiring, systems and components not part of the primary power distribution system. Measurement of amperage, voltage or impedance are not normally conducted as part of the inspection process.

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. **The home inspector shall describe:** Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. **The home inspector is not required to:** Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below Ground
Aluminum

Panel capacity:
(2) 200 AMP service panel

Panel Type:
Circuit Breakers

Electric Panel Manufacturer:
CUTLER HAMMER

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Non-Metallic Sheathed Cable

GFCI Protected Outlets:
GFCI Outlets At Exterior
GFCI Outlets At Garage
GFCI Outlets in Kitchen
GFCI Outlets At Bathrooms

AFCI Protected Outlets:
AFCI Protected Outlets At Bedrooms

Smoke & Carbon Monoxide Detectors:
NO CARBON MONOXIDE DETECTORS INSTALLED
Smoke Detector In Hall
Smoke Detector In Each Bedroom

Electrical System Operation restrictions:
Main Electrical Disconnect Was Not Operated
Wiring That Is concealed is Not Inspected
Outlet Cover Plates Are Not Removed

Items

4.0 Service Entrance Conductors

Comments: Inspected

4.1 Main distribution Panel, Breakers and Grounding

Comments: Inspected

4.2 Sub-panel Cabinet, Ampacity, Cover, & Bonding

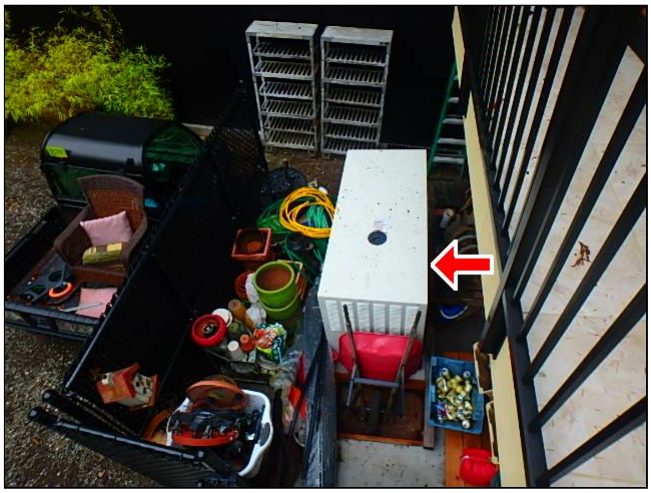
Comments: Inspected

4.3 Connected Devices, Outlets and Fixtures

Comments: Inspection Restricted

Generator and associated equipment was not tested. This equipment should have annual inspections maintenance by a qualified specialist.

4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.3 Item 3(Picture)

4.4 Operation of GFCI Outlets

Comments: Inspected

4.5 Operation of AFCI Outlets

Comments: Inspected

4.6 Location of Main and Distribution Panels

Comments: Inspected

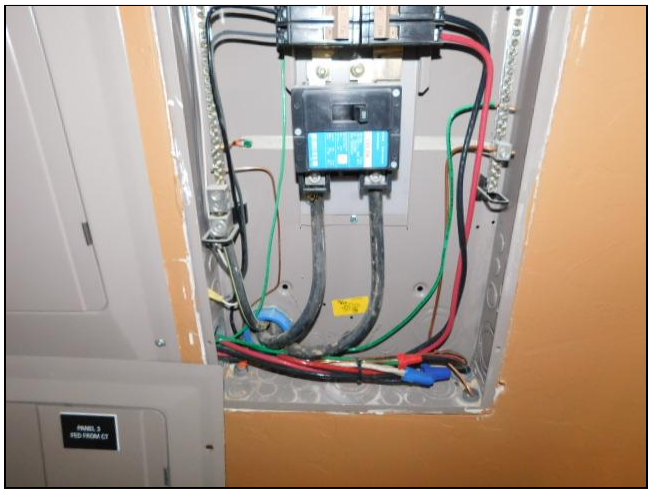
The main panels are located in the basement.

4.6 Item 1(Picture)

4.6 Item 2(Picture)

4.6 Item 3(Picture)

4.6 Item 4(Picture)



4.6 Item 5(Picture)

4.7 Smoke and Carbon Monoxide Detectors

Comments: Inspected, Summary Item

Carbon Monoxide alarms are missing. Washington state requires carbon monoxide alarms to be installed in dwelling units built or manufactured in the state; requires the seller of any owner-occupied single-family residence to equip the resident with carbon monoxide alarms before the buyer or any other person may legally occupy the residence; allows the building code council to exempt categories of residential buildings if it determines that requiring carbon monoxide alarms are unnecessary to protect the welfare of the occupants.

Install CO detectors per manufacturers instructions before appraisal.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

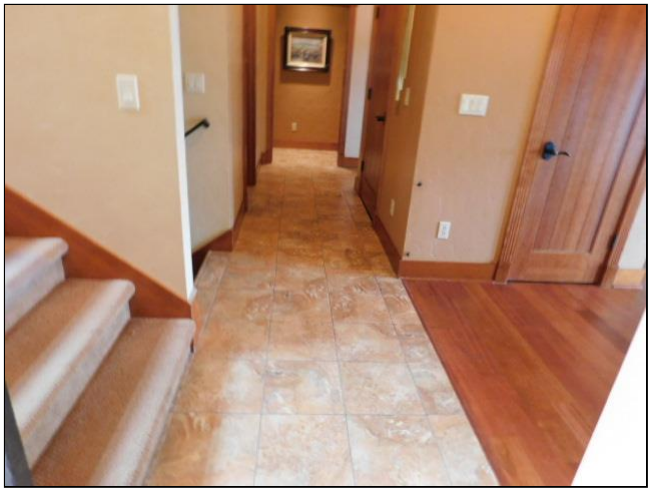
In addition:

CO alarms should not be installed directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up, creating false alarms.

A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

Installation locations vary by manufacturer. Manufacturers' recommendations differ to a certain degree based on research conducted with each one's specific detector. Inspectors will typically have no way of knowing the Manufacturers' recommendations and should limit comments to the (educated) obvious.

4.7 Item 1(Picture)



4.7 Item 2(Picture)

INCOMING SERVICE: Electricity as supplied to your home is delivered either through a buried cable protected in a conduit or through overhead wires to a service mast. The service side of the electrical system includes a meter, used to provide your electrical utility the means for measuring electricity consumption to permit billing for power usage.

SERVICE VOLTAGE: The service voltage for most homes in North America is rated generally as 120/240 volts, 60 cycles per second, to correspond to standard voltage requirements for electrical appliances and devices. In high-rises, the supply voltage is generally delivered to the building as 3-phase and at a higher nominal voltage, with transformers used to split the supply to single phase, such that electricity supplied to individual units is at 208/120 volts, 60 cycles per second.

SERVICE SIZE: The service size is an indication of the load capacity of the incoming service wires, and is rated as the maximum current carrying capacity of the supply conductors measured in amperes ["Amps"].

MAIN DISCONNECT: The main disconnect serves as the means for shutting off the power to the home, for operation under emergency situations and to permit maintenance. This is connect may be either as a separate switch or is integral with the main electrical panel. When provided as a switch, this switch will be either circuit breakers or will include fuses in the switch enclosure to provide for overcurrent protection of the home's electrical system. The load capacity of the home's electrical system is determined by the rating of the main disconnect.

SYSTEM GROUND: The system ground is required to ensure a fixed common voltage reference for the safe operation of the electrical system. The system grounding point is most often found secured to the supply water pipe below the water meter for homes connected to a municipal water supply, and will vary for homes on a private water supply, where grounding may be to the metallic well casing, to buried grounding mats or ground rods.Connection to the system grounding point is a copper wire with its ends terminated at the grounding clamp and at the main disconnect enclosure. The system ground point should be checked periodically to ensure this connection is secure and that this connection does not corrode to the point that its integrity is impaired.

ELECTRICAL PANEL: The main electrical panel, and possibly subpanels, are the termination points for the distributed branch electrical circuits for the home. Over-current protection devices, most commonly in the form of circuit breakers, allow power to be supplied to individual circuits. Fuses are also an acceptable form of circuit protection, but are not generally found in newer homes. Switching a breaker to the "off" position, or removing fuses if installed, will disconnect electrical current to individual circuits. These devices will switch off (breakers) or burn out (fuses) during over-current or short circuit situations, which otherwise could result in hazards such as shock or fire.

OUTLETS: Electrical outlets provide the means for connecting electrical appliances and devices to the home's electrical circuits. Most outlets are designed for 120 volt, maximum 15 ampere connection. These outlets typically have plug-ins for 3-pronged plugs, with 2 parallel rectangular prongs and a grounding (round) prong. Other forms of plugs can be found for heavy appliances; these outlets are larger in size and have different prong configurations. For example, stoves generally require connection to 40 ampere, 240 volt circuits and only an outlet at this rating must be installed to permit connection of the stove plug to its outlet.

GROUND-FAULT PROTECTED CIRCUITS: Special protection is required where outlets are located in locations where the presence of water increases the risk of electrical shocks.These locations include areas outside the house, bathrooms, areas in the kitchen near sinks, and powered specialty items containing motors and controls near water, such as spas, whirlpool ("turbo") tubs, and swimming pools. Ground fault circuit interrupts [GFCI's] are used to provide electrical protection by sensing current finding a path to ground, as encountered in situations where shocks could be occurring, and shutting off the power to the outlet. The most common form of protective device is the GFCI receptacle, which has two buttons visible at the face of the outlet. GFCI protection may also be found as special circuit breakers with a test button on the face of the breaker marked "test" and labeled as "GFCI". GFCI outlets and breakers should be tested periodically to assure their operability. Refer to manufacturer's instructions for test method and frequency.

ARC FAULT CIRCUIT PROTECTION: In certain jurisdictions, arc fault circuit interrupt (AFCI) protection is required in new homes for bedroom electrical outlets, to switch off the power to the circuit if the AFCI device detects the presence of electrical arcing. Because furniture and objects are frequently moved in bedrooms, and lighter gauge cords are more frequently used, cords and plugs tend to have a higher frequency of damage. Fraying and pulling on cords plugs may damage the cords to the point of conductors becoming exposed, which can lead to electrical arcing and fire. Arc fault protection is provided by special circuit breakers at the main electrical panel, and can be identified by a test button on the faceplate marked "Test" and labeled as "AFCI". AFCI breakers should be tested periodically to assure their operability. Refer to manufacturer's instructions for test method and frequency.

SMOKE AND CARBON MONOXIDE DETECTORS: Smoke and carbon monoxide detectors in new homes are powered by the home's electrical system. The devices are designed to alert the home's occupants of potential risks of fire and elevated carbon monoxide levels. Refer to manufacturer's instructions for operation, maintenance, and periodic testing of these devices.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

PURPOSE

The primary purpose of the plumbing system is to provide a supply of water for domestic usage for the home's occupants, and to manage the safe discharge of waste water. Water supply may be from a well located on this property if the home has a private supply, or from the municipal water mains running beneath streets and roadways if the water is provided by the municipality. Drainage of wastewater is to either a septic system for private systems or to the municipal sewer system where this system is provided by the municipality.

INSPECTION PROCESS

As documented by this report, the inspection of the plumbing system includes the examination of: the interior supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including traps, piping, and piping support; the water heating equipment including the associated vent systems, flues and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping. Reported below arethe characteristics of the plumbing elements examined, including a description of the supply, drain, waste, and vent piping materials, the water heating equipment including its energy source, and the location of the main water and main fuel shut-off valves, as well as other appropriate information noted during the course of inspection.

Note that the plumbing systems inspection does not normally include and report on: the clothes washing machine connections; the interiors of flues or chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; spas; swimming pools; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; water supply quantity and quality; and private waste disposal systems. The inspection process does not normally involve the operation of safety valves or shut-off valves. Also note that there may exist leaks in the plumbing system that are not apparent at the time of inspection, or which may only become apparent under specific plumbing fixture/component operating conditions. For example, if a minor leak exists below a fixture, the leak may only become apparent when the fixture is frequently used, in which case the limited operation of the fixture would not have detected this condition during the inspection process.

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. **The home inspector is not required to:** State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Well

Water Pressure:
50 PSI

Plumbing Water Supply (into home):
Not Visible

Plumbing Water Distribution (inside home):
Copper

Drainage Sewer System:
Private Septic System

Drain Waste & Vent Type / Material:
ABS

Washer Drain Size:
2" Diameter

Water Heater Age:
10 TO 15 YEARS OLD

Water heater Temperature:
120 Degrees

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Location:
Garage

Facility Provisions:
Kitchen Sink
Main Bathroom
Hall Bathroom
Laundry Tap
Exterior Hose Bibs
Guest Bathroom
Basement Bathroom
Utility Tub
Wet Bar Sink

Plumbing Restrictions & Exclusions:
Concealed Water Lines Not Inspected
Water Shut Off Valves Not Operated
Bath tub Overflows Not tested
Well Not Inspected
Septic System Not Inspected
Water Heater Viewing Obstuction
Water Treatment System Not Inspected

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspection Restricted

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspection Restricted, Summary Item

(1) **Kitchen faucet spray handle is broken.** Repair or replace.

5.1 Item 1(Picture)

5.1 Item 2(Picture)

(2) **Bathtub stopper mechanism is missing or damaged at several locations**. A function intended to be provided when filling the bathtub is not available for use.

5.1 Item 3(Picture)

5.1 Item 4(Picture)

5.1 Item 5(Picture)

5.1 Item 6(Picture)

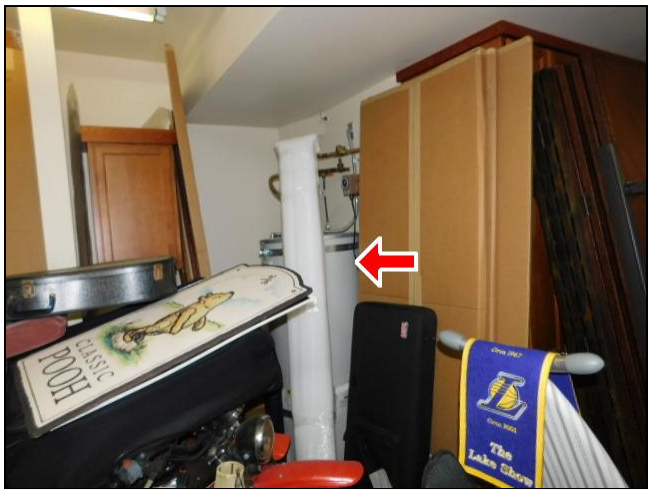
5.2 Exterior Plumbing

Comments: Inspected

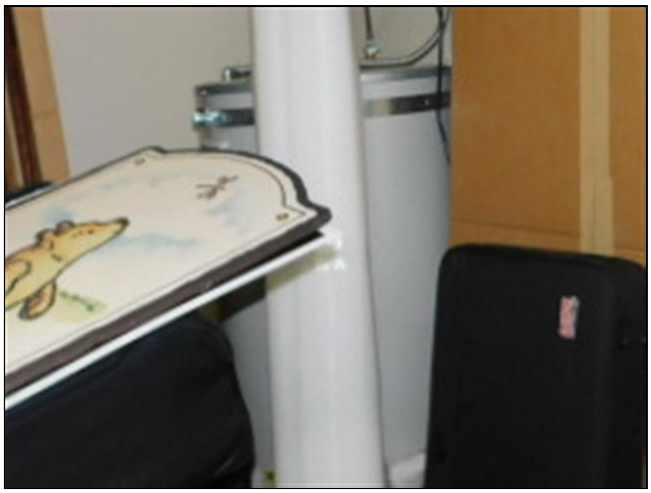
5.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Water heater in garage at main house was inaccessible for inspection. 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, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always 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.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

5.4 Main Water Shut-off Device Location

Comments: Inspected

5.5 Gas or Fuel Oil Distribution System

Comments: Inspected

5.6 Main Fuel Shut-off Location

Comments: Inspected

The main fuel shut off is at propane tank outside.

5.6 Item 1(Picture)

5.6 Item 2(Picture)

5.7 Sump Pump

Comments: Not Present

5.8 Fire Suppression System

Comments: Not Present

WATER METER: Municipal water supplies are generally metered to permit billing based on water consumption, and in turn this consumption value is often used to calculate charges for sanitary drainage. If in doubt, check with your municipality for the specific methods of assessing usage and billing for water consumption and drainage. Water meters are generally located near the interior point of entry of the water supply to the residence. The water meter is typically the property of the water utility agency, and should not be tampered with, or enclosed to prevent access.

SUPPLY SHUT-OFF VALVE: The water supply shut-off valve is generally located near the point of entry of the water supply pipe. Some homes on public water supply systems have two shut-off valves, located at on opposite sides of the water meter, to assist the water utility agency in maintaining or changing the meter. The purpose of the primary supply shut-off valve is to turn off the water supply in the event of emergencies and for maintenance. Awareness of the location of this valve is important, and all members of the household should know where this valve is located and how to operate it in the event of an emergency. Clear access to the valve should be maintained. Valves may seize to the point that they are difficult or impossible to operate; normal recommended maintenance is to operate the valve by fully closing and opening the valve at least twice per year.

WATER METER PICK-UP: The water meter pick-up is an externally located device that permits a meter reading to be taken for the purpose of assessing water and drainage charges. This device should not be enclosed, relocated or altered without permission from the water utility agency.

WATER SUPPLY PIPING: The materials used for water supply for public systems is typically copper. Private systems where water is supplied from a well typically use plastic piping. Care should be taken to prevent damaging this pipe, particularly to the point of the main shut-off valve, as costly damage and repairs could result from rupturing the piping.

DISTRIBUTION PIPING: The water distribution system supplies water from the supply source to the various plumbing fixtures. Separate supply piping is used for hot and cold water distribution, with the hot water supply being provided by heating at a hot water heater. Common piping materials include copper and plastic.

WATER HEATER: The water heater provides a supply of heated water for domestic use. The water heater should be checked periodically for signs of leaks; water below the tank or under the discharge pipe should be investigated by a heating or plumbing specialist, or if rented, the appropriate utility specialist

SANITARY DRAINAGE SYSTEM: The sanitary drainage system collects waste water from all the plumbing fixtures for discharge to either the public sanitary sewage system, or to the septic system for private sanitary systems. The drainage system has a number of clean-out access points on the horizontal runs, usually located in the basement, to permit pipe examination and for blockage removal. A primary clean-out is generally located near the wall under- or through-which the main drainage line exits the home. Clean-outs should be sealed and should not be covered over to make future access difficult.

STORM DRAINAGE SYSTEM: The storm drainage system provides for collecting and discharging exterior runoff water that would otherwise collect along the foundation walls and footings, to reduce the possibility of water infiltration and soils destabilization at these structural elements. This system typically includes a drainage pipe at the footing level and fully encircles the home's perimeter, and may also collect storm water from window wells when installed. Discharge is through a connection leading into the home's basement. In homes connected to public sewer systems, a pipe leads from the house to the public sewer with a clean-out plug (for pipe examination access) in the basement and a back-flow preventer (also called a "back-water valve") to prevent reverse storm water flow from the public system. Homes not connected to a storm system usually have the drainage system water collecting into a sump pit in the basement, with a sump pump which when activated drains the pit and discharges the water to an exterior location at a suitable distance from the home.

DRAINAGE AND VENTING PIPES: The sanitary drainage system relies on gravity for the flow of waste water from the various fixtures to the point of discharge from the home. Water traps are located below each fixture which provide sealing against sewer gases entering the home. To facilitate the flow of water, the drainage system requires additional piping for venting which allows the free flow of air in the system; the absence of venting would result in a suction action at the water traps of the various fixtures when one fixture is drained, and could result in the loss of the water seal, as well as causing the other fixtures to "gurgle". Plastic piping is currently the most common material type installed, although copper may also be used.

BASEMENT DRAINAGE SYSTEM: As the basement is the lowest point in the home and often located below grade level, a drainage system is required to collect water should the basement become flooded. In homes connected to a public sewage system, the floor drain is generally connected to the sanitary drainage system. A water trap is located below the drain to prevent sewer gases entering the home. The trap should be checked periodically toverify the presence of water. A "trap primer" is often provided for the purpose of flushing and filling this drain, and is either a separate tap or a line leading off the laundry taps. Inhomes with high efficiency furnaces and/or central air conditioners, water produced from these components is often collected into a condensate drain, which in turn drains to the floor drain, and assists in maintaining water in the floor drain trap. In homes not connected to a public drainage system, a sump pit is required to collect basement flood water, with a sump pump to expel the water to the home's exterior.

EXTERIOR FAUCETS: To provide for water uses at the exterior of the home, outside faucets (also known as "hosebibs") are typically proved at the front (sometimes in the garage) and rear of the home. The most commonly used type of faucets used are of the "frost-free" style that are designed to prevent frozen water from breaking the supply pipe during cold winter conditions. Most homes have an interior shut-off valve for each faucet, which permits turning off the water supply during the winter, and these shut-offs should contain a drain plug to permit draining all water in the pipe leading from the shut-off valve to the faucet. It is recommended that the exterior faucets be turned off at the shut-off valves and the pipes drained prior to the arrival of winter.

WATER HEATERS 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, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always 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 120 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.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

PURPOSE

The primary function of the heating and cooling systems of the home is to provide an indoor environment that is comfortable in terms of temperature. The heating system in your home converts energy from one source (such as natural gas, propane, oil, wood, solar, or electricity) into heat. Heating may be from either or both of a forced air system (characterized by heat distribution through heating ducts) or a radiant heating system (for example electric baseboards heaters or water/steam radiators). Air conditioning, when used, removes heat and moisture from the home, and generally uses electricity as the source of energy for the cooling process. The most common form of air conditioning is with an air conditioning unit attached to the central duct system. In centrally controlled ducted systems, a thermostat generally located on the main floor is used to set and control the heating and cooling conditions.

INSPECTION PROCESS

As documented by this report, the inspection of the heating and cooling systems includes examination of installed heating equipment and installed central and through-wall cooling equipment. The inspector will open readily-opened access panels provided by the manufacturer for typical homeowner maintenance. Ambient conditions permitting, the inspector will operate the system(s) using normal operating controls. Reported below are the characteristics of the heating and cooling systems, including the energy source(s) as well as the distinguishing characteristics of the heating and cooling methods. Note that the inspection does not normally include and report on: aspects of the heating system that are not readily accessible, such as the heat exchanger and the interiors of chimneys and flues; attached or supplemental equipment to the heating and/or cooling systems, such as humidifiers, dehumidifiers, electronic air filters, etc.; and solar space heating systems. The nature of the inspection is primarily visual, and is such that this examination is not intended to determine the adequacy of the system as a whole or the heating or cooling distribution balance. The services of a heating and air conditioning specialist is normally required for these determinations and adjustments. The services of an air quality specialist should be considered where either air quality or excessive moisture conditions are encountered and cannot be resolved by the home owner.

FIREPLACES [When Installed]

Where fireplaces and solid fuel-burning appliances are installed, the inspection includes examination of the system components, including the vent systems, flues, and chimneys. Reported below are the characteristics of the installed fireplaces and fuel-burning appliances, and chimneys. Note that the inspection does not normally include the examination of: the interiors of flues or chimneys; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; the combustion make-up air devices; and heat distribution assists whether fan assisted or gravity controlled. The inspector will not normally ignite or extinguish fires, determine draft characteristics, or move fireplace inserts or stoves or fireplace contents. The services of a certified technician is normally required to assess, correct, or make recommendations to wood-burning fireplaces and stoves.

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Forced Air

Furnace / Heater Location:
Garage
Utility Room

Ductwork:
Insulated

Furnace Age:
SERVICE FURNACE EVERY 2 YEARS AND FILTER CHANGE
10 To 15 Years Old

Energy Source:
Electric

Number of Heat Systems (excluding wood):
Two

Filter Type:
Electronic Air Cleaner

Types of Fireplaces:
Vented Gas Logs

Free Standing Woodstoves Or Inserts:
One

Cooling Equipment Type:
Air Conditioner Unit

A/C or Heat Pump Age:
10 To 15 Years Old

Cooling Equipment Energy Source:
Electricity

Viewing Obstructions:
No Viewing Restrictions

Items

6.0 Heating Equipment

Comments: Inspection Restricted

We recommend you service the furnace at LEAST every two years. Every year is preferable.

Change a 1" filter every 2-3 months.

Those with asthma and/or allergies are much more sensitive to airborne particles than those without. If you have an asthma- or allergy-sufferer at home, change your filter every 6 weeks to ensure indoor air quality is at its best.

Do you have pets?

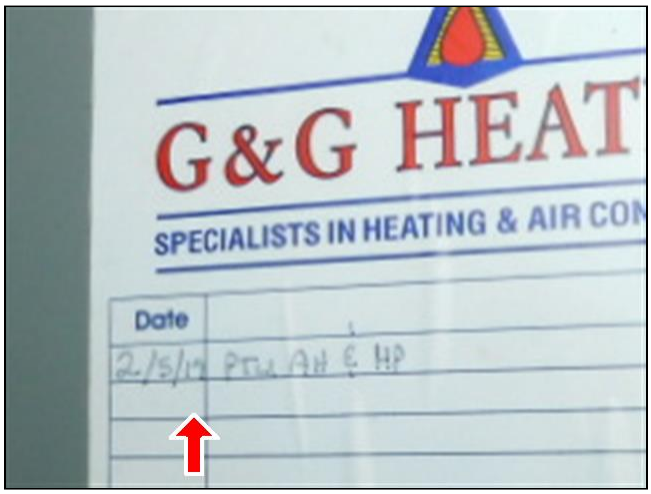
Cats and dogs shed and have odors that can build up in your space, making it necessary to change your filter every 2 months. Generally, cats and dogs shed most when winter turns to spring and summer turns to fall, which are key times to replace your filter.

Change a 4" filter every 6-9 months.

Because 4 inch pleated filters have more area for particles to build up, they require less frequent changes. Many of these can last between 6 months and a year before needing to be replaced.

Do you have pets?

Cats and dogs shed and have odors that can build up in your space, making it necessary to change your filter every 2 months. Generally, cats and dogs shed most when winter turns to spring and summer turns to fall, which are key times to replace your filter.



6.0 Item 1(Picture)

6.0 Item 2(Picture)

6.0 Item 3(Picture)

6.0 Item 4(Picture)

6.1 Thermostat

Comments: Inspected

6.2 Automatic Safety Controls

Comments: Inspected

6.3 Combustion Air

Comments: Inspected

6.4 Distribution Systems

Comments: Inspected

6.5 Presence of Installed Heat Source in Each Room

Comments: Inspected

6.6 Chimneys, Flues and Vents

Comments: Inspected

6.7 Fire Places And Wood Stoves

Comments: Inspection Restricted

Pelted stove was not operated at inspection

6.7 Item 1(Picture)

6.8 Gas/LP Firelogs and Fireplaces

Comments: Inspection Restricted

Gas fireplaces were inoperative at time of inspection. The gas fireplace appears to be in operative at the time of inspection. An attempt to use normal operating controls and procedures was ineffective in attempting to turn on and operate the fireplace. **Have home owner explain or demonstrate operation.**

6.8 Item 1(Picture)

6.8 Item 2(Picture)

6.8 Item 3(Picture)

6.9 Central Air Conditioner

Comments: Inspected

FURNACE: The purpose of your furnace is to serve as both the heat source and the control for the distribution of conditioned air throughout the house. In forced air systems, the most common fuel sources are natural gas, propane, oil, and electricity. With the exception of electric furnaces, which use electric heating elements, furnaces have four principle components, being the burner, the heat exchanger, the filter, and the blower. Homeowner maintenance activities include examining the furnace about once a month to check the condition of the filter, replacing it as necessary; on an annual basis, it is recommended that the homeowner arranges an inspection and maintenance visit to be conducted by a heating system specialist. Higher efficiency furnaces use a condensing unit with water as a byproduct; any indication of water leakage in or around the furnace should be immediately reported to and repaired by a heating specialist.

RADIANT AND SPACE HEATING SYSTEMS: Radiant or space heating systems include electric baseboard heating, water or steam radiators, or wood or gas burning stoves and fireplaces. Radiant systems may also include heat radiating elements installed in the walls, ceilings, and/or floors. Control is usually provided as thermostats at the room or area of the radiant elements.

THERMOSTAT: The purpose of the thermostat is to control the operation of the heating system and/or the central air conditioning system. For central forced air systems, the thermostat is usually located in a central location on the main floor; for radiant or space systems, the temperature control may be as a thermostat in the area of, or a part of, the heating component.

AIR INTAKE FOR COMBUSTION: The purpose of an air intake for combustion is to ensure an adequate supply of air is provided to fuel-burning appliances, such as fuel-burning furnaces, stoves or fireplaces, and water heaters. The absence of sufficient air supply can result in incomplete combustion and improper drafting, which could affect the safety of the home's occupants by introducing carbon monoxide into the home. An annual inspection of the heating system by a heating specialist is recommended to ensure the air intake and exhaust systems are performing their intended functions.

FILTER: The purpose of the filter is to remove particles from the air circulating through the furnace and ducting system of central forced air systems. Passive filtering is the most common type, using either disposable and reusable filters; the frequency of either replacing or cleaning filters varies by household but monthly checks to the condition of the filter is recommended. Air filtration may also include electronic filters and air cleaners; the frequency and form of cleaning should be in accordance with the manufacturer's instructions.

EXHAUST: The purpose of the exhaust system is to vent byproducts of combustion, which if not removed from the house, would present hazards to the occupants of the home. Higher efficiency gas furnaces generally use power vented systems to vent combustion gases; lower efficiency systems generally use convection drafting to draw combustion gases up a chimney. Examples of venting systems include metal or masonry chimneys, and plastic venting pipes. An annual inspection by a heating specialist should include a review of the satisfactory performance of the venting system.

BLOWER: The blower unit, located in the furnace of central heating systems, is used to circulate the air through the furnace and deliver this air to the ducting system.

DUCTWORK AND REGISTERS: The primary purpose of the air ducting system of forced air systems is to direct and deliver conditioned air to the various rooms and areas of the home. The three primary components of this system are: the supply ducts for delivering air to registers throughout the house; air return ducts to complete a circulation path that brings air back to the furnace, and registers that control the flow of air at room or area locations. Many duct systems also have dampers installed in the ducts to assist in balancing the flow of air throughout the system. Maintenance usually involves periodic cleaning of registers; a thorough duct cleaning is suggested every 3-5 years to remove dust and debris that collects in this system, and to remove dust and contaminants that may affect occupants with sensitivities to dust and allergens.

AIR CONDITIONER: The purpose of the air conditioner, when installed, is to remove heat from the interior of the home and deliver this heat to the exterior. A byproduct of the cooling process is water, thus the air conditioning system, when operating, serves to reduce the humidity inside the home. The most common form of air conditioning uses the forced air central heating system and ductwork for the distribution of the conditioned air. The central air conditioning system has five principle components: the evaporator system, generally located above the furnace; a condensing/ compressor unit, located outside the house; refrigerant lines for circulating the coolant between the evaporator and condensing sections; the refrigerant which serves as the agent for heat transfer; and a condensate drainage system for handling the water collected from the cooling process. The home owner should periodically check the exterior (condensing) unit to ensure there are no obstructions to the air flow through the unit and interior (evaporator) unit for water presence; as well, an annual inspection and maintenance visit by a heating and cooling specialist is recommended.

FIREPLACES AND STOVES: Fireplaces and stoves are generally installed in homes for aesthetic reasons and ambiance, although these may also serve to provide heating. Proper design, installation, and maintenance is essential. Wood stoves and fireplaces require particular attention, due to the build up of creosote in chimneys, which can become a fire hazard. Care in the use and maintenance of fuel-burning appliances should be regarded as the primary considerations for safety.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Structural Components

PURPOSE

The primary purpose of the your home's structural system is to support the loads placed in and on the house. The structure of the house includes elements that form the home's "skeleton", specifically the footings, foundation, walls, floors, and roof. Sound structural design resists site and external factors that could result in undesired physical changes to the structure as a whole, such as settlement, effects of both static loads (such as the weight of the structure and its contents) and dynamic loads (such as wind loads, snow loads, and number and movement of people in the house), and other sources of stress on the structure.

INSPECTION PROCESS

As documented by this Report, the inspection of the structural system includes examination of major structural components, and may include probing a representative number of structural components where deterioration is suspected or where there is a clear indication that possible deterioration exists. Probing is not performed where probing would damage any finished surface or where no deterioration is visible. Elements of the structural system that are examined and reported include: the foundation, the floor structure, the wall structure, the ceiling structure,and the roof structure. Also reported are signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Methods used to inspect the underfloor crawl space and attic, if present and accessible, are reported. The primary mode of structural examination is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination. The inspector does not normally provide any engineering or architectural services, and a home inspection does not typically offer an opinion on the adequacy of any structural system or component.

Note that the inspection may have restrictions to examination due to design and access. For example, attic areas containing loose-fill insulation are most commonly viewed at the hatch, and physical entry into the attic is not undertaken as it may result in disturbing insulation as installed and may present risk to the physical safety of the inspector. Also note that there may be leaks from the exterior into or through the structural components, such as walls, roof structure, ceilings, and foundation, which may only become apparent under specific weather conditions that were not encountered at the time of inspection. It should be further noted that moisture, condensation, and water infiltration conditions may exist at the time of inspection but are not apparent due to factors that conceal the direct observation of the condition(s). This may include coverings, furnishings, belongings, restricted access, etc., or are visible under specific lighting conditions or viewing positions.

The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. **The home inspector shall**: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The home inspector is not required to:** Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured Concrete

Roof-Type:
Hip

Roof Structure:
Engineered Wood Trusses

Ceiling Structure:
Engineered Wood Truss

Method used to observe Crawlspace:
No Crawlspace

Floor Structure:
Concrete Slab

Wall Structure:
Wood Frame
2 X 6 Wood
OSB Sheathing

Columns or Piers:
Wood Columns
Supporting Walls

Method used to observe attic:
Walked

Attic Access:
Through Wall Hatch
Ceiling Hatch

Structural Viewing Restrictions:
Attic Insulation Obstruction
Garage Storage Obstruction
Interior finished Surfaces

Items

7.0 Foundations, Basement and Crawlspace

Comments: Inspection Restricted

7.1 Walls (Structural)

Comments: Inspection Restricted

7.2 Columns or Piers

Comments: Inspection Restricted

7.3 Floors (Structural)

Comments: Inspection Restricted

7.4 Ceilings (Structural)

Comments: Inspection Restricted

7.5 Roof Structure and Attic

Comments: Inspection Restricted

FOOTINGS: The footings transmit the weight of the house to the underlying soils, and are intended to support the building without settling. Footings are located below the foundation walls, and are normally constructed as poured concrete. Footings are also usually provided below load-bearing columns and walls at the basement level. Footings are not normally visible for examination during a home inspection.

FOUNDATION: The foundation walls transmit the weight of the structure to the footings as well as constrain lateral forces of the back-filled soils against the foundation. The design of the foundation system often includes provisions for window or door openings, waterproofing,and insulation. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

ROOF STRUCTURE: The roof structure, comprised of framing elements and sheathing, is intended to define the shape of the roof, and to transmit roof loads to the lower structural elements such as load-bearing walls and beams. The design of the roof often includes provision for establishing a weather-tight building envelope, roof surface drainage, ventilation, and insulation. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

EXTERIOR WALLS: Exterior walls of homes are most commonly wood frame in construction and are intended to transmit loads from the roof and floor structures to the foundation. Multi-unit structures may be constructed with walls constructed with concrete block or poured concrete. The design of the exterior wall structure usually includes provision for exterior finishes such as brick or cladding, openings such as doors and windows, protection from air and water infiltration, and thermal insulation. Exterior walls resting on foundations should be considered load-bearing, and should not be altered without evaluation by a structural expert.

BASEMENT AND GARAGE FLOORS: The basement and garage floor elements in homes are usually poured concrete and are not structural in nature. The design of the concrete floor elements often includes provision for floor drainage. Basement floors should include provision for drainage, such as a floor drain or sump pit. Cracks in concrete floors are a common occurrence and generally are not an issue of concern, provided no water infiltration is evident, cracks are less than 6 mm (1/4") in width, and there are no apparent effects of settlement of soils below the slab.

BEAMS: Beams are intended to support the interior wall and floor structures, and transit loads horizontally to the foundation, structural columns, or load-bearing walls. Beams may be constructed of solid or built-up wood, or steel. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

COLUMNS OR POSTS: Columns or posts are intended to transmit the load from beams vertically to foundation footings. A variation of columns are interior load-bearing walls, which transmit loads vertically to the floor structure, beams, and/or footings. No attempt should be undertaken to alter or modify these structural elements without evaluation by a structural expert.

FLOORS: Floors provide support for dynamic and static loads within the house. Floor construction is most commonly either wood joists or trusses, covered with a sub-flooring material (floor sheathing) such as waferboard, plywood, or wood planks. No attempt should be made to alter the joist or truss structures of the flooring system without evaluation by a structural expert.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

PURPOSE

The primary purpose of your home's interior elements is to serve the living and space requirements of its occupants. Defining elements include walls, ceilings, floors, doors, windows, and storage needs. In addition, the heating, cooling, ventilation, plumbing, and electrical systems are arranged to meet the needs of each room and space.

INSPECTION PROCESS

As documented by this report, the focus of the home inspection is to the functional rather than appearance aspects of your home's interior elements. The inspection of the interior elements includes examination of walls ceilings and floors; steps, stairways, and railings; balconies; countertops and a representative number of installed cabinets, and a representative number of doors and windows. This inspection does not normally include examination of surface finishes such as paint, wallpaper, or other forms of finish treatment, or installed elements such as carpeting, window treatments, central vacuums, household appliances, and recreational facilities (pools, spas, etc.). The primary mode of examination of interior elements is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination. If observed, the inspector will report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. This examination does not normally include assessment for air quality, moisture problems that may result in visible or concealed mold growth, presence of toxic or hazardous materials, presence of radon gas, and contaminants either present from construction or past use of the property. A qualified environmental service or expert should be consulted should there be concerns on any of these issues.

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The home inspector is not required to observe:** Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Hardwood T&G
Tile

Interior Doors:
Single Privacy Doors
Double Doors

Window Types:
Thermal/Insulated
Sliders
Casement

Window Material:
Wood

Shower Enclosure:
Ceramic Tile

Countertop:
Solid Surface Countertop

Stairs:
Basement
Second Floor

Interior Viewing Restrictions:
Storage Obstructions
Finished Interior Surfaces
Surfaces Under Floor Coverings

Items

8.0 Ceilings
Comments: Inspected

8.1 Walls
Comments: Inspected

8.2 Floors
Comments: Inspected

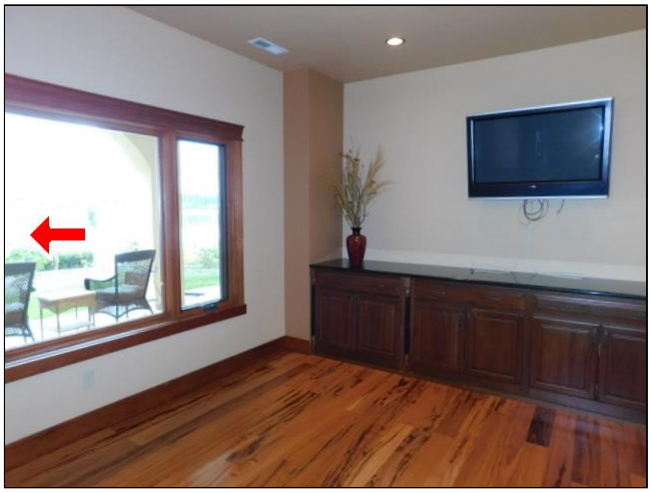
8.3 Doors
Comments: Inspected

8.4 Windows

Comments: Inspected, Summary Item

Exterior window has a missing screen. A window screen is observed to be missing at the noted location(s). The primary purpose of the screen is to prevent pest entry when the window unit is used for ventilation. A secondary function of the screen is to restrict the ability of children or pets to unintentionally leave the house.

8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.5 Steps, Stairways, Balconies and Railings

Comments: Inspected

8.6 Shower Enclosure

Comments: Inspected

8.7 Counters / Cabinets and Trim

Comments: Inspected

INTERIOR SURFACE FINISHES: Interior finishes provide for the decorative surfaces of walls and ceilings, and are most commonly applied as drywall; other common materials include paneling, tile, wood, and plaster. Ceilings may also have a textured finish, usually trowelled or sprayed on. These surfaces should be monitored for change over time: minor cracks may appear, normally at edges and corners, which are often due to normal construction material shrinkage. However, cracks of irregular shape and greater than hairline in size may be an indication of structural change and should be investigated. The appearance of water stains on wall or ceiling surfaces should be immediately investigated to ascertain their source.

FLOOR FINISHES: Floors provide a durable surface for foot traffic, and are usually a combination of materials that may include carpeting, hardwood flooring, laminate flooring, stone or ceramic tile, or resilient flooring. Hardwood and wood laminate floors are susceptible to change due to humidity, and efforts to control humidity should be considered, as either wood shrinkage or swelling can have both cosmetic and functional impact.

CABINETS AND COUNTERTOPS: Cabinets provide space for storage while countertops provide working surfaces, usually located in the kitchen, laundry, and bathroom areas of the home.

STAIRS: Stairs provide the means of access to different levels of the home. Safe passage is reliant on good design and construction practices, with provision for handrails and guards to reduce risk of fall injuries. Although the need for repairs are minimal, stairs and railings should be monitored and maintained with safety as the primary consideration.

DOORS: The primary purpose of interior doors is to meet the privacy needs to various rooms and areas of the home, or in the case of closets, to enclose storage areas. Wood is the most common material used in the door fabrication, although door styles include glass and mirror panes or panels. Door fit and operation, as well as hardware, may be subject to adjustment and maintenance.

WINDOWS: The primary purpose of windows is to provide light and ventilation to the home. Typical window sash and frame materials include vinyl, metal, and wood. Maintenance needs vary with the type and style of windows; generally windows should be periodically checked for operation, weathertightness, and deterioration. As well, sealed panes should be monitored for loss of seal, and may require repair or replacement as required. Examination for the presence of condensation on windows should be done during cold weather. Often the cause of condensation or ice on windows is due to high humidity levels in the home, in which case efforts to control humidity should be investigated and implemented. Improving air flow at windows may also help to reduce the occurrence of condensation, such as opening blinds or curtains, and ensuring air from forced air registers is directed towards the windows.

FIREPLACES AND STOVES: Fireplaces and stoves are generally installed in homes for aesthetic reasons and ambiance, although these may also serve to provide heating. Proper design, installation, and maintenance is essential. Wood stoves and fireplaces require particular attention, due to the build up of creosote in chimneys, which can become a fire hazard. Care in the use and maintenance of fuel-burning appliances should be regarded as the primary considerations for safety.

9. Insulation and Ventilation

PURPOSE

The primary purpose of the home's insulation system is to reduce heat loss in the winter and heat gain in the summer. This system is comprised of the insulation material which provides a thermal blanket, as well as other system elements that may include an air barrier, a vapor retarder, and ventilation to control the flow of air and moisture. The primary purpose of the home's ventilation systems are to remove excess heat and moisture from the home; the absence of adequate ventilation can cause detrimental effects to the home structure, its contents, and its occupants.

INSPECTION PROCESS

As documented by this report, the inspection of the insulation and ventilation systems includes examination of: the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems for controlling indoor air quality. Reported below are the descriptions of the insulation and vapor retarder systems in unfinished areas, including any reported absences of insulation in unfinished spaces at conditioned surfaces. The inspection process is such that the inspector is not required to disturb the insulation and vapor retarders. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe or could result in damage to property. The inspector may provide below an estimate of the thermal resistance value as a courtesy, and if provided, is expressed as an opinion; the determination of the actual thermal value(s) is outside the scope of a home inspection and would normally require independent testing. The composition of insulation may vary from that stated below, as in some cases more than one type of insulation may be installed but this may not be apparent without probing and sampling. The inspector is also not required to determine indoor air quality, as this is outside the scope of inspection.

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. **The home inspector is not required to report on:** Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Ventilation:
Ridge Vents
Soffit Vents

Attic Insulation:
Blown
R-30 Or Better

Floor System Insulation:
Not Applicable

Crawl Space Or Basement Ventilation:
Basement Windows

Exhaust Fans:
Kitchen Exhaust Exterior Vent
Bathroom Ventilation Fans
Laundryroom Fan

Dryer Vent:
Metal

Vapor Barrier:
Vapor Barrier Complete

Viewing & Access Restrictions:
Insulation Depth Restricts Attic Evaluation

Items

9.0 Insulation in Attic

Comments: Inspected, Summary Item

Evidence of rodents such as mice and rats can be found in most every structure regardless of how "tight" the structure may seem. This is typical and expected. The same holds true for bees and wasps. Inasmuch as it is virtually impossible to effectively seal a structure against entry, your inspection cannot guarantee that no such evidence exists, nor can it guarantee that rodents, bees and/or wasps will not be found in or around the structure in the future. Your inspection cannot guarantee there are no small cracks or voids in the structure which might provide entry points for rodents, bees and wasps. Be aware that a pest management professional who does a detailed inspection of the structure solely for rodents will identify conditions and entry points not documented in this report.

We recommend the hiring of a licensed Pest Control company upon move in. A quarterly pest control (carpenter ants, termites, rodents, wasps and spiders) company should create a barrier to help prevent the infiltration of the aforementioned pests which may cause damage to the structure, the home's contents and health of the home and its occupants

9.0 Item 1(Picture)

9.0 Item 2(Picture)

9.1 Insulation Under Floor System

Comments: Inspected

9.2 Exterior Door Insulation

Comments: Inspected

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems For Kitchens, Baths and Laundry

Comments: Inspected

INSULATION: Insulation provide the thermal barrier for the home and is generally a lightweight material with properties that trap air in pockets in the insulating material. Entrapped air is an effective means of providing thermal insulation. Common materials include fiberglass, mineral wools, and cellulose. In older construction, other forms of insulations were used, including wood chip and vermiculite. Insulation comes in various forms, including loose-fill (generally blown into location) or batt form (cut and fit between structural members). Rigid foam materials may also be used in some specific applications; however these materials should be covered by drywall or other suitable noncombustible barrier as rigid foam insulation will support combustion and give off toxic fumes when burned.

AIR AND VAPOR BARRIER: The air and vapor barrier system, usually applied between the warm side of finished interior surfaces and the insulation, is intended to restrict the movement of air and moisture into the insulation. Air and moisture, if permitted to flow through the insulation, would result in degradation of thermal properties, could result in the formation of mold, and could result in rot in structural members of the home. In newer construction, the vapor barrier is generally applied in the form of polyethylene sheet.

VENTILATION, UNCONDITIONED AREAS: The primary purpose of ventilation inunconditioned areas, such as attics and crawl spaces, is to allow the free entry of ambient outside air, to limit the accumulation of moisture that would otherwise be present in these areas. This moisture, if not removed, would ultimately dampen or saturate the insulation, rendering it ineffective, and could lead to mold formation and rot of wood elements.

INTERIOR VENTILATION: The primary purpose of interior ventilation systems, such as bathroom and kitchen fans, is to remove excess moisture and improve interior air quality. Although new homes are relatively well sealed, make-up air will invariably be introduced through various breaches in the building's envelope. Current ventilating practices include have a passive vent connected to the exterior and generally terminating in the furnace area, to provide air make-up both for the fuel-burning appliances and for forced interior ventilation. Heat recovery ventilators ("HRV") are often used to improve air quality by creating a mechanically assisted method of air exchange from the exterior to the interior. The HRV utilizes an air-to-air heat exchanger to limit the amount of heat lost to the exterior.

SEALING AND WEATHER-STRIPPING: Unintended air leakage must be avoided to reduce heating and cooling requirements. Caulking and weather-stripping at doors, windows, vents, and any penetrations through the building envelope is an essential home maintenance activity.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. **The home inspector is not required to observe:** Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:	Oven/ Range Fuel Source:	Clothes Dryer Power Source:
VENTED	Electric	Electric

Items

10.0 Dishwasher

Comments: Inspected

10.1 Range Hood (s)

Comments: Inspected

10.2 Cooktop

Comments: Inspected

10.3 Buit-in Oven(s)

Comments: Inspected

10.4 Garbage Disposal

Comments: Inspected

10.5 Microwave Cooking Equipment

Comments: Inspected

10.6 Refrigerator

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Detached Structure

Styles & Materials

Roof Covering:	**Siding Style:**	**Plumbing Supply:**
Architectural	EFIS Synthetic Stucco	Not visible
Plumbing Distribution:	**Water Heater Power Source:**	**Heat Type:**
Not visible	Electric	Electric heat

Items

11.0 Roof Coverings

Comments: Inspection Restricted

11.1 Wall Cladding Flashing and Trim

Comments: Inspected

11.2 Foundation

Comments: Inspection Restricted

11.3 Decks, Vegetation and Overhangs

Comments: Inspected

11.4 Windows (representative number)

Comments: Inspected

11.5 Doors (Exterior)

Comments: Inspected

11.6 Interior Walls

Comments: Inspection Restricted

11.7 Doors (representative number)

Comments: Inspected

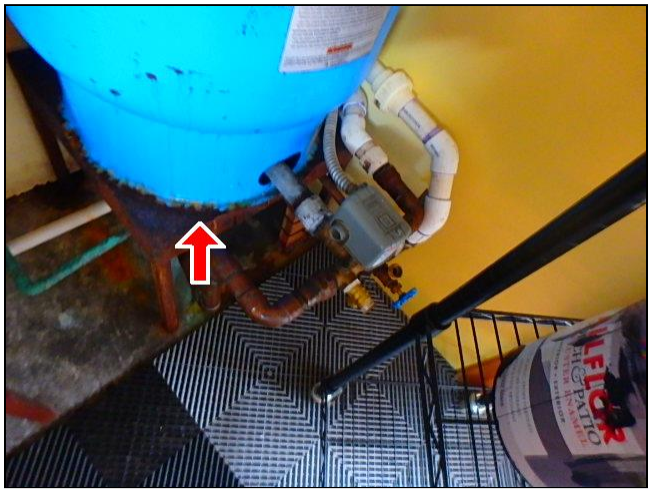
11.8 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspection Restricted

11.9 Plumbing Drain, Waste and Vent Systems

Comments: Inspection Restricted, Summary Item

Water below and rusting on the well pressure tank is observed. Tank should be assessed during well inspection.



11.9 Item 1(Picture)

11.9 Item 2(Picture)

11.9 Item 3(Picture)

11.9 Item 4(Picture)

11.9 Item 5(Picture)

11.10 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspection Restricted, Summary Item

(1) **Water heater is 11 years old.** 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, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always 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.

11.10 Item 1(Picture)

11.10 Item 2(Picture)

(2) **The water heater temperature is set to high at 139.** It's generally agreed that 120 degrees Fahrenheit is the maximum safe hot water temperature that should be delivered from a fixture. Therefore hot water above 120 degrees Fahrenheit can be considered hazardous. Model codes address this in various code sections.

11.10 Item 3(Picture)

11.10 Item 4(Picture)

11.11 Electrical Connected Devices and Fixtures

Comments: Inspection Restricted

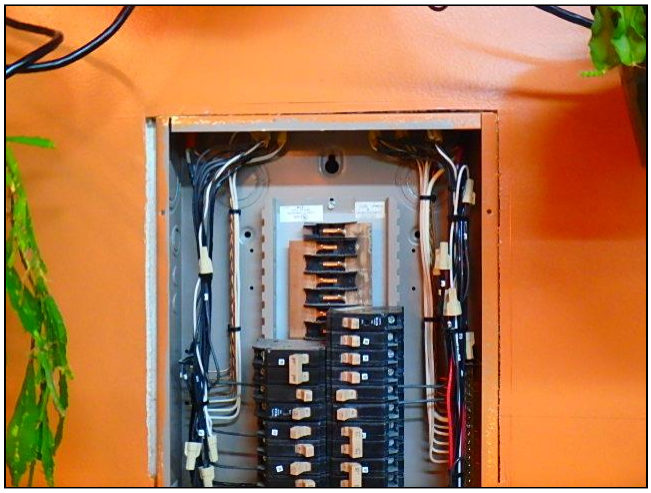
11.12 Main distribution Panel, Breakers and Grounding

Comments: Inspected, Summary Item

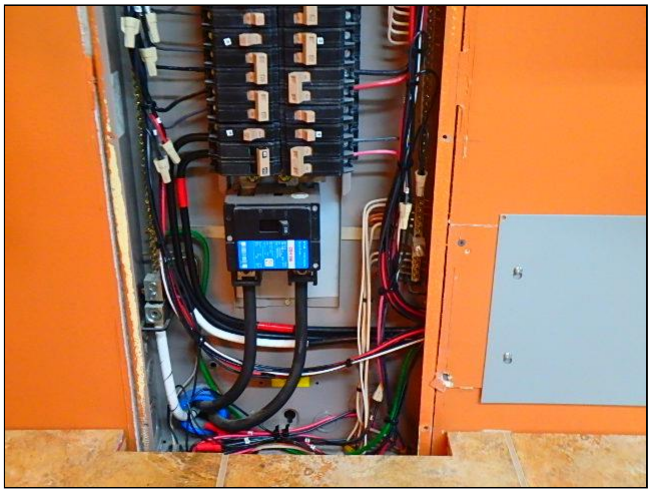
Electrical panel access was obstructed or restricted at guest house. Restrictions in access to the panel presents concerns with investigating electrical system problems and safety for persons operating or working at the main panel. Corrective action should include efforts to assure safe access clearance to the service panel, which is typically 3' of free space to each side and in front of the panel. When covered by a door, access should permit the panel cover to be safely removed without hindrance to removing the panel screws and cover.

11.12 Item 1(Picture)

11.12 Item 2(Picture)



11.12 Item 3(Picture)



11.12 Item 4(Picture)

11.13 Heating Equipment

Comments: Inspection Restricted

12. Septic System

Items

12.0 Septic Field

Comments: Not Inspected

The septic system is not inspected by the home inspector and is excluded from the standards of practice for home inspectors. A home inspection, by definition, is a visual inspection only. Home inspectors report conditions they can see and nothing more. This eliminates septic systems from the scope of a home inspection because septic systems are not visible or accessible to home inspectors. In order to inspect a septic system, it is necessary to locate the tank, to excavate the top of it, to remove the lid, and then to pump out all of the wastewater and sludge. Once the tank is empty, the true inspection begins. The walls and baffles can be inspected for damage or deterioration, the capacity can be considered relative to the wastewater output from the home, and the rate of flow into the seepage system can be tested. The reason that home inspectors cannot inspect a septic system is because they do not have the equipment necessary to expose the components that need to be inspected. Only someone in the business of installing and servicing septic systems is likely to have the tank truck and pump equipment that is needed to expose the bowels of the system. Anything less than this, as a means of inspection, is totally inadequate and reveals nothing about the true condition of the system. Any photos attached are informational only

On-site Sewage Systems (OSS) Small on-site sewage systems, also known as septic systems, treat wastewater from private residences and restaurants and are used extensively statewide. Defined in Chapter 246-272A WAC, small on-site sewage systems (OSS) are those sewage systems that have flows of less than 3,500 gallons per day. There are about 950,000 OSS in Washington.

OSS that are properly designed, installed, and maintained can effectively treat residential wastewater for a long time. However, system failures can and do occur. When this happens both public health and the environment are threatened. An OSS failure can be caused by bad system design, improper maintenance, or simply because the system has reached the end of its life expectancy. System owners are often not aware when their OSS has stopped functioning properly and failing OSS are not detected. There are many documented cases where failing OSS have polluted surrounding areas.

This site explains the importance of properly functioning OSS, how some areas are environmentally more sensitive to pollution from OSS, and the different roles state agencies, local health jurisdictions, and homeowners play in managing small on-site sewage systems. It also provides help and information on OSS management for both homeowners and local health jurisdictions.

Management Strategy Successful on-site sewage system management is accomplished by state and local regulators, OSS professionals, and homeowners working together to ensure OSS work properly.

Management Roles State regulators, local health jurisdictions, OSS professionals, and homeowners actively participate in OSS management. Roles and responsibilities are different for each.

Management Areas Areas adjacent to Puget Sound that have pollution problems linked to on-site sewage systems (OSS) are called Marine Recovery Areas or Enhanced Management Areas.

Local Health Support Technical assistance, information, and useful tools for OSS local health jurisdiction staff.

Homeowner Education To learn how you can care for your on-site sewage system (septic system), increase the life of your investment, keep people from getting sick and protect the environment.

Puget Sound Local Management Plan Funding Each of the 12 Puget Sound counties has an on-site sewage system local management plan. The local management plan helps clarify action items and their priority for each county.

For questions, please contact the Wastewater Management Section at wastewatermgmt@doh.wa.gov, or call 360-236-3330.

http://www.doh.wa.gov/Publications/SepticandSewage

13. Water Wells

Styles & Materials

Accessories:

Air bladder tank

Items

13.0 Well Pump and Equipment

Comments: Not Inspected

Water for this home is provided by a private well. Well inspections are not included in a standard home inspection. The well should be inspected and tested by a well specialist. **Photos and Information are included as a courtesy for your information.**

Contaminated wells

Contaminants could show up in your drinking water, potentially putting your family's health at risk. Because you may not taste, smell, or see many types of contaminants, the state Department of Health (DOH) believes regular water testing is very important.

Legal rights to water

State law says the waters of Washington belong to the state. No individual or group can own them, but they can get rights to use them. The state Department of Ecology (Ecology) issues individuals or groups the right to use water. Sometimes private wells are exempt from the groundwater permit system if they do

not expect to withdraw a lot of water or do much irrigating.

Well construction standards

State laws establish minimum well-construction standards. These laws require you to submit a *Notice of Intent to Construct a Water Well* form and the appropriate fee to Ecology at least 72-hours before construction begins.

Well water testing

If you own a private well, you are responsible for testing your own water. In most counties when you buy or sell a home with a private well, the county health or planning department, or the lending institution involved, may require the seller to provide water-sampling results to show the water is safe to drink. Contact your local county health or planning department for information on the requirements and the testing needed.

DOH recommends that private well owners test their drinking water every year for coliform bacteria and nitrate. These two contaminants rapidly could affect a person's health-possibly even with just one drink of water. If your nitrate level is 5 milligrams per liter (mg/L) or higher, you may want to re-test in six months. At least twice, while you own the well we also suggest testing for arsenic-once in summer and again in winter-to check any seasonal influences that may occur. Though arsenic does not cause rapid health affects, continued consumption over a relatively short time could lead to health concerns.

Many certified labs in Washington perform these tests. The 2010 costs generally range from $20 to $40 per test. Lab staff can answer questions and tell you how to collect water samples. For a list of certified labs, visit Ecology online at http://www.ecy.wa.gov/apps/eap/acclabs/labquery.asp Under "Location," select your state, city, and county. Scroll down and click on "Show results." Click on the name of the labs to see what tests they perform.

Testing results

Contact your local health department for advice if the results of the tests show:

• **Coliform is present.** You may need to fix a coliform problem by disinfecting the well, installing treatment, or repairing a portion of your piping.

• **Nitrate in excess of 10 mg/L.** For high nitrates, the concern is for infants younger than 12 months. Infants and pregnant women should not drink the water until the well has a treatment system that provides continuous water quality below the health standard.

• **Arsenic higher than 0.01 mg/L.** For arsenic problems, you should try to find an alternative water source or use bottled water until treatment can be installed at the well, or in the house at the tap (point-of-use treatment).

These findings all indicate your water exceeds drinking water standards applicable to public water systems.

Special times to test well water

• **Test your well for coliform when** a household member has an unexplained illness, you hear your neighbor's well is contaminated or has a failing septic tank system, you notice a change in the water's appearance, taste or smell, you replace or repair any part of your well system, or when your well has been flooded.

• **Test for nitrate when:**

○ A household member is an infant under 12 months.

○ A household member is pregnant, nursing, or trying to get pregnant.

○ You live in area where fertilizers are, or have been, used near your well.

• **Test for arsenic** if you live in an area known to have naturally occurring arsenic in the groundwater, or if you know of neighbors that have high arsenic in their wells.

Water rights exemptions for private wells

In 2005, the Attorney General's Office issued a formal opinion clarifying exemptions from state water right permitting requirements for four types of groundwater uses:

1. **Watering livestock** (No gallon-per-day limit or acre restriction).

2. **Watering a private lawn or garden less than ½ acre** (No gallon-per-day limit).

3. **Water for single homes or a small group of homes** (Limited to 5,000 gallons per day).

4. **Water for industrial uses, including irrigation** (Limited to 5,000 gallons per day, but no acre limit).

The permit exemption allows certain users of small quantities of groundwater (most commonly, single home well owners) to construct wells without first obtaining a water right permit from Ecology. But you should know that:

• The limits of the exemption apply to all wells for any given project. *For example, you can't irrigate two acres by installing four wells (each serving ½ acre). Or, if you wish to develop land and supply the commercial or domestic development with water from several wells, all the wells combined cannot exceed the 5,000-gallon a day limit. If they exceed the limit, you must obtain a water right permit from Ecology.*

• Even if water use falls under the permit exemption criteria, you may still apply for a water right permit from Ecology.

• Although exempt groundwater withdrawals don't require a water right, they are subject to state water law. Ecology may place conditions on groundwater withdrawals when they interfere with prior, "senior" water rights.

For More Information

Department of Ecology

These and other Ecology publications are online at < http://www.ecy.wa.gov/pubs.shtm >

• ***Frequently Asked Questions: Water Rights in Washington***, #96-1804-S&WR

• ***The Ground Water Permit Exemption***, #F-WR-92-104

• ***Well Caps: Problems and Solutions***, #96-br-098

• ***Surface Seals: Problems and Solutions***, #96-br-099

• ***Focus on: Well Tagging Requirements***, #98-1805-WR

Wells - licensing, construction, and reporting < http://www.ecy.wa.gov/programs/wr/wells/wellhome.html >

Well logs - location, ownership, construction details, and so on < http://apps.ecy.wa.gov/welllog >

Contacts: Bill Lum blum461@ecy.wa.gov (360) 407-6648

Marian Bruner mbru461@ecy.wa.gov (360) 407-6650

Ecology's Regional Offices Northwest Regional Office 3190 160 th Avenue SE Bellevue, WA 98008-5452 (425) 649-7000

Southwest Regional Office PO Box 47775 Olympia, WA 98504-7775(360) 407-6300

Central Regional Office 15 W. Yakima Avenue, Suite 200 Yakima, WA 98902-3452 (509) 575-2490

Eastern Regional Office North 4601 Monroe Spokane, WA 99205- 1295 (509) 329-3400

Department of Health

To order these and other publications from the Office of Drinking Water:

Call: (800) 521-0323 (within Washington State) (360) 236-3100 (outside of Washington

Visit the Web site at < https://fortress.wa.gov/doh/eh/dw/publications/publications.cfm >

• ***Coliform Sampling Procedure*** brochure, 331-225

• ***Coliform Bacteria and Drinking Water*** fact sheet, 331-181

• ***Color, taste and odor problems in drinking water*** fact sheet, 331-286

• ***Correct Completion of a Coliform Lab Slip***, 331-247

• ***General Sampling Procedure*** brochure, 331-219

• ***Nitrate in Drinking Water*** fact sheet, 331-214

• ***Nitrate Sampling Procedure*** brochure, 331-222

• ***Treatment of Drinking Water for Emergency Use*** brochure, 331-115

• ***Water Sampling: What we test for and why*** booklet, 331-262

U. S. Environmental Protection Agency

• For a list of drinking water contaminants, potential health effects, and sources of drinking water contamination, call the safe drinking water hotline at (800) 426-4791, or visit < http://www.epa.gov/safewater/mcl.html#mcls >

• General information for private well owners. < http://www.epa.gov/ne/eco/drinkwater/private_well_owners.html >

NSF International Information on water quality and the special needs of well water users. < http://www.nsf.org/consumer/drinking_water/dw_well.asp?program=WaterTre >

Wellwater.org Information on private water well systems and groundwater. < http://www.wellowner.org/index.shtml >

Water Systems Council

Individual water wells and other private well-based water systems. < http://www.watersystemscouncil.org/ >