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WSDA Inspection Control No.
10379AQ0000
WSDA License #67488

BUILDING INSPECTION REPORT

1234 Apple Lane, Cortland, WA 98155



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* Plus Garage Door Testing Procedures

Emergency Shut-off Locations:

Electrical Disconnect:	Garaage East Wall interior
Water shut-Off:	Garage South wall interior
Gas Shut-off:	East side of garage exterior
Drain clean-out:	Several locations in crawl space

INSPECTOR:
Charles Buell

ASHI Member #246514

WA State Licensed Home Inspector #220
WA State Licensed Structural Pest Inspector, #67488

Inspection Report #:
52916MC 2034

Date: **Wednesday, May 25, 2016** | Full Inspection | WSDA Inspection Control No. (ICN): **10379AQ0000**

INSPECTION INFORMATION:

CLIENT INFORMATION:

Client: Mr and Mrs Client
Address: 1234 Apple Lane, Cortland, WA 98155
Telephone: 206-478-7371
Client is: [x] Owner
E-Mail: charles@buellinspections.com

PROPERTY INFORMATION:

Address: 1234 Apple Lane, Cortland, WA 98155
Type: [x] Single Family **# of Stories:** 2
Building Age: 2015 **Sq Ft:** 3418 (actual sq ft not verified)
(some of this info from MLS listing and other sources----accuracy should be verified)
# of Kitchens: 1 **# of Bedrooms:** 4
Bathrooms: 2 Full, 1 Full (shr & tub), [ ] 3/4, [ ] 1/2, [ ] 1/4.

For the purpose of this report the front entry of the building is assumed to be on the:
[x] **North** side of the building
Weather at time of inspection: **Temperature, Degrees F:** 63 **Start Time:** 8:45am **Finish Time:** 4pm
[x] Clear Skies
Soil Conditions:
[x] Moist Soils
Home Occupancy Status:
[x] Occupied
Present at Inspection:
[x] Owner Present

SCOPE AND LIMITATIONS OF THE INSPECTION:

The inspection and report are intended to provide the client with information regarding the condition of the systems and components of the property as observed at the time of the inspection. The inspector examines the readily accessible systems and components using normal operating controls. The inspection is not technically exhaustive, and will not identify concealed conditions or latent defects. Any comments offered by the INSPECTOR that could be construed as over or beyond the standards of practice or the language of this contract, are offered as a professional courtesy. Refer to the Washington State, Standards of Practice and/or Pre-Inspection Agreement for additional information regarding the scope and limitations of the inspection. The Standards of Practice are linked below and describe the "minimum" standards a Licensed Washington State Home Inspector must adhere to:

http://www.buellinspections.com/wa-state-standards-of-practice/

All homes are likely to have some faults which may range from cosmetic defects to major safety hazards. Not all defects will be found. While some minor deficiencies may be mentioned, the emphasis of this report is to inform the buyer of the property condition by detecting deficiencies or circumstances that may affect the structural integrity of the building and its components and its safe use as a residence.

You are encouraged to obtain competitive estimates for major repair needs. Safety and health issues should be addressed promptly. It is recommended that all corrective work, other than routine maintenance activities, be performed by qualified licensed contractors.

If you were not present during the inspection, you are urged to contact the inspector for a verbal consultation. If you choose not to consult with the inspector, the inspection company cannot be responsible for misinterpretation of the report.

EXPLANATION OF TERMS USED IN REPORT:

X **N/A (Not Applicable):** The component was not present, was not within the scope of the inspection, or was not inspected for other reason (s) as noted.

X **Satisfactory:** The component was inspected and appeared to be "functional" at the time of the inspection. Although some evidence of wear and tear may exist relative to age and use, no evidence of a "substantial" defect was observed.

X **Upgrade:** A missing component, which, when added, would improve the overall quality of the home environment.

X **Monitor:** The component is in marginal condition and/or nearing the end of its service life. Recommend monitoring to determine if or when corrective action is needed. Repair or replacement at this time is considered optional.

X **Evaluate:** The condition of the component could either not be determined, or evaluation was beyond the scope of the inspection. Recommend further evaluation by a specialist or appropriate licensed tradesperson.

X **Repair / Replace:** The component was either not functioning or was exhibiting a major defect at the time of the inspection. Recommend repair or replacement by a licensed contractor or appropriate tradesperson.

X **Safety:** The condition of the component, or the lack of the component altogether, represents a possible safety hazard to pets, children, and adults. **Corrective action is recommended/required.**

X **Wood Destroying Organism (WDO):** This indicates evidence of wood destroying organism activity, or conditions that can cause it. Recommend appropriate action to eliminate potential pest damage (See section 1200).

X **Maintenance:** The component showed impaired function at the time of the inspection. Recommend maintenance or minor repair, as appropriate. This work might typically be done by a knowledgeable homeowner or handyman.

X **Energy Conservation & IAQ:** The addition of, or defects in, this condition and/or component is related to the home's energy efficiency or indoor air quality. While the inspector does not test or determine the quality of indoor air quality there are some things related to indoor air quality that will be noted.

Occasional typographical errors will occur. I apologize in advance for these typos and spell-check errors. If any of these typos make the report unclear or confusing please contact me immediately for clarification/correction.

Photographs: Digital photographs, thermographs and illustrations may be included in this report. If included, their purpose is to better illustrate an observation or recommendation. No degree of importance should be inferred by the presence or absence of photos and illustrations. Some pictures will undergo lightening, darkening, cropping and have call-outs and other "overlays" present, but the image itself will not be altered unless specifically noted on the picture. **The use of infrared thermography (IR) must not be construed to mean that a full thermal survey of the structure was done**. The use of IR is primarily for recording thermal differences to show the function or lack of function of heating and cooling of HVAC equipment; and, anomalies associated with temperature differences sometimes produced by water leaks, air infiltration etc. IR during a home inspection is mainly a qualitative evaluation and in most cases "thermal tuning" will not have been performed and therefor temperatures present on any thermal images in the report should not be seen as an absolute temperature but only "relative temperature."

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property, and this report will attempt to identify such items when possible.

Throughout the report, reference may be made to moisture conditions and percentages of moisture content. These moisture readings are obtained by the use of a Protimeter, Surveymaster Moisture Meter.

Ranges, Dish Washers, and Refrigerators are typically tested for basic function (Do they turn on). No assertions are made as to how well they function. Microwave ovens, clothes washers/dryers are not operated.

It is beyond the scope of the Standard Home Inspection to identify components within the home that may have been part of a "manufacturer's recall". Mention of specific recalls within this report **must not be construed to mean** that all such items have been identified, or that such identification is part of a Standard Home Inspection. When possible, appliance Model Numbers and Serial Numbers are included in the report and can be used to check for recall related issues. If you have any question about specific appliances, information can often times be found at the CPSC (Consumer Products Safety Commission) website: **http://www.cpsc.gov, or http://search.cpsc.gov/query.html** or contact the manufacturer directly.

This report may suggest Improvements and upgrades. While building codes are constantly changing, home owners are NOT generally required to make these changes to an existing structure.

ENVIRONMENTAL/MOLD ISSUES (AND EXCLUSIONS) – The reported or actual health effects of many potentially harmful, toxic or environmentally hazardous elements that may be found in building materials or in the air, soil, water in and/or around any house are varied, and, in some cases controversial. A home inspection does not include the detection, identification or analysis of any such elements or related concerns such as, but not limited to, mold, allergens, legal/illegal drugs and other biological contaminants, radon, , bed bugs, cockroaches, fleas, lice, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, Chinese drywall, refrigerants and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness or appropriateness of any method or system (e.g., water filter, radon mitigation, etc.), designed to prevent or remove any hazardous or unwanted materials or elements. An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. The noting of the presence of materials commonly considered to contain asbestos, formaldehyde, lead, mold etc in the inspection report, should not be construed to mean the inspector is inspecting for these things but instead should be seen as a "heads-up" regarding these materials and further evaluation by qualified professional may be warranted.

For the latest information regarding Chinese Drywall please visit the following link at CPSC/HUD:

http://portal.hud.gov/hudportal/documents/huddoc?id=IDguidance031811.pdf

Throughout this report, comments will be made as to the presence or absence of components or parts of components. This must not be construed to mean that these components or parts of components exist (or don't exist) in concealed areas or behind finished surfaces. For example: if foundation bolting was seen in one area, it does not mean that the bolting exists (or doesn't exist) in areas that are concealed. Also if an item was noted as "not being visible," that should not be construed to mean that none of whatever was "not visible" does not exist on the premises---it just means none was noted at the time of inspection and should be seen as a "heads-up" that the concern or condition might be present but hidden, or that the conditions that would allow its presence to be known was not replicated at the time of inspection.

The main body of the report consists of the Summary, the Information/Maintenance Section, and the Narrative Section. The summary section is copied from the Narrative Section. The Information/Maintenance section is general information about the house, some of which is expanded upon in the Narrative Section. All sections are needed to gain the most complete picture of the condition of the home at the time of inspection and careful reading of all sections is recommended.

Many of the observations detailed in the Information/Maintenance section of the report that are related to more "cosmetic" issues should not be construed as "all inclusive" but should instead be seen in as "suggestive" or as a "guideline" of conditions that may exist elsewhere in the home. It is not the focus of the report to comment extensively on cosmetic issues but I do on occasion make note of them to help complete the "snap-shot" of the home at the time of inspection. For example, "nail-pops" seen in one room are likely to be seen (and should be anticipated) in other rooms even though I may not have noted them in the report.

Throughout the report I may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

Workman qualifications: In the text of the report, in some instances, I recommend that work be done by a "qualified" person or "qualified" parties. I consider qualified parties, in licensed trades, to be those individuals who hold the necessary licenses to legally work in their profession -- licensed electricians, licensed pest control applicators, licensed plumbers, licensed HVAC professionals, licensed engineers, licensed general contractors, etc. In instances where a task may not, typically, need to be done by a person with a license, my recommendation is to hire an individual to do the work who is, based on past training, experience or expertise, qualified to further evaluate the condition or problem listed in the report and to then make appropriate repairs.

For additional fees, this inspector can perform invasive inspection of concealed areas if desired. Please contact the inspector for more information regarding this service.

PAYMENT RECORD:

Total Inspection Fee: **$** 775.00 Date: 5/25/2016

Fee Paid By: [x] Check [ ] Cash [ ] Credit Card, type:

SUMMARY OF SIGNIFICANT FINDINGS:

Potentially significant findings are summarized below. A "Significant Finding" is defined as a substantial safety hazard; or, a deficiency requiring a major short term expense to correct. This summary is not a complete listing of the findings in the report, and reflects the opinion of the inspector. It should be considered highly likely there will be other issues you would like in the summary, and you should add these as desired. Please review all of the report pages. All repairs must be done by the applicable qualified, licensed & bonded trade or profession. I recommend obtaining receipts and warranties for the work done (including copies of any necessary permits).

Many of these Narrative comments in the Summary have pictures and web links that better clarify the issues. Please refer to their place in the report body for additional clarification/information. Lack of information under any given component only means that, in my opinion, there was nothing in the body of the report that warranted posting it to the Summary. There will certainly be valuable information under each applicable component in the body of the report.

Many of the items on this list are things that you may want to bring to the builder's attention for clarifcation or repairs and may not represent significant issues but are included in the summary for convenience. There are other things throughout the report you may also want to bring to the attention of the builder.

000 Grounds:

100 Exterior & Garage:

1 Under one of the West crawl space vents there is some minor damage to the siding. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party---bring to the attention of the builder for repairs.

- [x] **Evaluate**
- [x] **Repair/Replace/Install**

2 The decorative corbel structures that support (give the appearance of supporting the roof overhang/gutter) and protrude past the gutter, leave an exposed area at the top that is vulnerable to weathering/decay. To reduce maintenance of these areas and to prevent decay I recommend that proper flashing caps be installed as an upgrade. I recommend that all of these ends be evaluated by a qualified party and repaired as deemed necessary.

- [x] **Repair/Replace/Install**
- [x] **WDO (Wood Destroying Organisms & conducive conditions)**
- [x] **Maintain**

3 The wood trim above many of the windows, and trim around porch support posts are not properly counter-flashed. This can lead to deterioration of the trim boards themselves but would not likely create issues with the house siding itself. Repairs would likely prove very difficult but repairs may become necessary in time---this is especially true in areas that are not well protected by overhangs. I recommend monitoring and repairs later when it becomes necessary or that proper flashings be installed now by a qualified siding contractor to avoid perhaps more costly repairs later.

- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **WDO (Wood Destroying Organisms & conducive conditions)**
- [x] **Maintain**

4 The concrete entryway has been poured over the top of wood trim. When exposed to weather these materials can deteriorate over time and is not considered "best practice," albeit very common in the NW. This condition can lead to deterioration of the trim and creating an environment conducive to wood destroying organisms. This trim should "ideally" be removed from behind the concrete work and properly flashed and sealed to prevent moisture penetration between the house wall and the concrete work. Monitoring is recommended and of course if damage becomes apparent, further evaluation and repairs will be necessary.

Installations in protected areas such as the front entryway of this home can be very forgiving and no repairs may be warranted.

At the time of inspection hidden structures were not visible from interior spaces. The potential for hidden damage is always a possibility in this situation but should be considered unlikely due to the house being new.

- [x] **Monitor**
- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **WDO (Wood Destroying Organisms & conducive conditions)**
- [x] **Maintain**

5 The block around the water faucet at the South side of the home is badly cracked and the trim around the electrical panel has gaps. All of these gaps should be properly sealed or trim replaced by a qualified party.

- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **WDO (Wood Destroying Organisms & conducive conditions)**
- [x] **Maintain**

6 At the NW corner of the home there is landscaping materials impacting wood trim. This material should be properly retained away from the home to prevent damage to the wood. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party.

- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **WDO (Wood Destroying Organisms & conducive conditions)**
- [x] **Maintain**

7 When garage doors have automatic opening devices the Manual Lock Mechanism should be disabled/removed. This represents a serious safety issue as the opener can tear away from its attachments causing injury and damage to persons and property. I recommend that a qualified garage door company be contacted to remove/disable this mechanism as required.

- [x] **Repair/Replace/Install**
- [x] **Safety**
- [x] **Maintain**

8 The East garage door auto reverse mechanism did not reverse at the time of inspection at the Floor-Level test. All garage door opening devices should have a safety feature which automatically reverses the door if it strikes something while closing at the Mid-level, within 2" of the floor, and when the Safety Beam is broken. This feature reduces the risk of liability, damage, injury, and possible death to a child or pet. Garage door openers equipped with this feature usually have a sensitivity adjustment. It is often set incorrectly or in need of adjustment. I recommend that the door be professionally adjusted by builder and/or qualified garage door installation company. The West overhead door was not tested due to the vehicle present and that door should be fully tested as well.

- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **Safety**
- [x] **Maintain**

9 Newer requirements for garage door opener buttons require that they be located a minimum of 60" above the walking surface and that warning labels regarding the use of overhead doors be located near the push buttons. I recommend that the qualified garage door installation company or other qualified party raise the opener control to a proper height from the house floor level instead of the garage floor level and that the required warning label be installed.

x **Evaluate**
x **Repair/Replace/Install**
x **Safety**

10 The garage/house door has self-closing type hinges that have been disabled. I recommend that the hinges be returned to their proper function for improved safety.

x **Repair/Replace/Install**
x **Safety**
x **Maintain**

200 Foundation / Structure:

11 At the east side of the SE crawl space area, there is a large hole through the foundation with the roof water drain visible outside the foundation. This hole should be properly sealed as it is a possible point of entry for water into the crawl space as well as possible vermin entry. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party or bring to the attention of the builder.

x **Evaluate**
x **Repair/Replace/Install**
x **WDO (Wood Destroying Organisms & conducive conditions)**

12 There is considerable ponding of water in the crawl space in the area under the living room. There is evidence of the water being higher in the past, as indicated by a high water line. This water is also making soils very saturated in the SE crawl space along the footing that divides the two spaces. I cannot account for the source of this water and further evaluation is necessary. The lack of plumbing in the area would suggest some ground water condition. I recommend evaluation/repairs as deemed necessary by a qualified drainage contractor. It may be suggested that a sump pump be installed, but I strongly recommend that a means of draining the area by gravity be installed. Discuss options with drainage contractor.

x **Evaluate**
x **Repair/Replace/Install**
x **Safety**
x **WDO (Wood Destroying Organisms & conducive conditions)**

300 Roof & Attic:

13 The outer rafter on the overhang of a gable roof is called a "Barge" rafter. The ends of these rafters often protrude past the edge of the roof and gutters. The top edge of these boards should be protected by roofing materials or flashing to prevent moisture damage to the ends of the rafters. One of the coverings at the SW corner of the roof is out of place. Even without the shingle in place the end of the rafter is still well protected with metal. This repair can be done by a qualified roofing contractor or other qualified repair person.

x **Repair/Replace/Install**
x **WDO (Wood Destroying Organisms & conducive conditions)**
x **Maintain**

14 Roofs installed after July 1st 2014 are required to have metal flashings installed along the eaves of the roof. A short section of drip edge is missing at the roof above the West overhead garage door. Since all of the roof edge was not checked for proper flashings, I recommend all of the roof be checked when repairs are made. It was also noted that the flashings are installed "on top" of the roof felt paper instead of lapped by the felt paper. I recommend evaluation/repairs by a qualified roofing contractor---bring to the attention of the builder.

x **Evaluate**
x **Repair/Replace/Install**
x **Safety**
x **WDO (Wood Destroying Organisms & conducive conditions)**

15 There are two fall restraint brackets on the roof and one of them is missing its rain cap. I recommend installation of a proper cap---bring to the attention of the builder for proper repairs.

- x **Repair/Replace/Install**
- x **WDO (Wood Destroying Organisms & conducive conditions)**
- x **Maintain**

16 The gutter at the upper roof have some minor debris blocking the downspout resulting in standing water. I recommend that all of the gutters be properly cleaned.

- x **Repair/Replace/Install**
- x **WDO (Wood Destroying Organisms & conducive conditions)**
- x **Maintain**

17 The downspout that terminates at the porch roof above the entryway should be extended to the gutter below to prevent wear on the roof that could cause premature failure of the roof in that area. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified gutter installation contractor as an upgrade.

- x **Upgrade**
- x **Repair/Replace/Install**

18 The attic access cover is weather-stripped but the paper backing has not been removed. This will result in poor sealing around the hatch and allow for heat /moisture from the living space to enter the attic. I recommend for energy conservation that proper insulation and weather-stripping be installed by qualified repair person.

- x **Evaluate**
- x **Repair/Replace/Install**
- x **WDO (Wood Destroying Organisms & conducive conditions)**
- x **Maintain**
- x **Energy Conservation & IAQ**

400 Electrical:

19 At the NW corner of the property there is an in-ground utility company junction box. The lid of this box should be sealed to prevent unwarranted access. In this case the latching mechanism does not appear to be engaged properly and the cover easily lifts off. I recommend contacting the appropriate utility for immediate repairs to this condition for electrical safety.

- x **Evaluate**
- x **Repair/Replace/Install**
- x **Safety**

20 The bottom left EATON breaker that was added in the installation of the AC unit is different from the manufacturer of the panel. It is likely OK, but should be checked by the electrical contractor in the context of other electrical repairs at the home.

- x **Evaluate**
- x **Repair/Replace/Install**
- x **Safety**

21 With the main breaker turned off there was noted to be a small amount of amperage present on the neutral/ground conductor. This is consistent with either current flowing into the panel to the transformer or the other way around. It could also be coming into the house grounding system on the low voltage utility ground. There should not be any current on this wire when the main breaker is shut off. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed electrical contractor.

- x **Evaluate**
- x **Repair/Replace/Install**
- x **Safety**

22 The inter-system bonding terminal for the low voltage utilities is not in place. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed electrical contractor in the context of other electrical repairs at the home.

- [x] **Repair/Replace/Install**
- [x] **Safety**

23 The smoke alarms throughout the home are likely "ionization" type alarms. I recommend upgrading to Photo-electric type alarms or verifying that those currently installed are photo-electric type.

- [x] **Upgrade**
- [x] **Safety**
- [x] **Maintain**

24 Combination type alarms can be problematic even while meeting "legal requirements" for installation. Carbon Monoxide detectors in conjunction with Ionization type smoke detectors is problematic due to the poor ion technology (see links under smoke detectors previous to this section). The devices also have different life spans. For best protection, combination type alarms should not be used. The International Association of Fire Fighters (IAFF) specifically recommends against installing combination alarms.

- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **Safety**
- [x] **Maintain**

500 Heating & Cooling:

25 The vents to the exterior exhaust/intake cap at the East side of the home are plumbed backwards such thaty exhaust blasts agains the siding instead of flowing out the hole designed for the vent. This can result in poor function of the furnace and damage to the siding. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed HVAC contractor or other qualified party.

- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **Safety**
- [x] **WDO (Wood Destroying Organisms & conducive conditions)**

26 **Whole House Ventilation System 1**

Sometimes air changes in the home is accomplished by a timer-controlled laundry exhaust fan. These typically will work in conjunction with air intake inlets at windows and/or leakage around doors and windows. Ask the seller if any setting instructions for the timer are available; if not, setting instructions can often be found by doing a manufacturer search on-line.

I could not determine how air is brought into the home for the air exchange fan. I recommend consulting with the licensed heating contractor to determine source of air and make repairs if deemed necessary. With no air intake the house can become depressurized resulting in pulling air/moisture into the building envelope where it might do concealed damage. Houses of the age and type of construction should not allow on "general infiltration" as a means of bringing fresh air into the home but given the poor air infiltration score on the energy score card this may indeed where fresh air is brought in (poorly sealed baseboards/sill plates, attic and crawl space accesses etc).

Whole House Ventilation System 2

Sometimes the timer controlled exhaust fan works in conjunction with an air-intake with automatic damper tied into the heating system duct work. This allows for distribution of fresh air throughout the home. Ask the builder if any setting instructions for the timer are available; if not, setting instructions can often be found by doing a manufacturer search on-line.

The air intake screen is located at the east side of the home----I recommend maintaining the air intake screen free of lint/debris to provide proper air intake. I recommend cleaning the screens twice per year (or more) until a cleaning history and frequency can be determined. I also recommend that you be provided with all operating / maintenance instructions for this air exchange system, consult with the seller/builder to become familiar with the operation and maintenance of this system.

x Evaluate
x Repair/Replace/Install
x Safety
x Maintain
x Energy Conservation & IAQ

27 **Energy information sticker**

Current Regulations: A permanent certificate shall be completed and posted on or within three feet of the electrical distribution panel by the builder or registered design professional. The certificate shall be completed by the builder or registered design professional and shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, below-grade wall, and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters. Air filtration rates should be less than 3 ACH (air changes per hour) at 50 pascals. This one is 3.9.

x Evaluate
x Repair/Replace/Install
x Energy Conservation & IAQ

600 Plumbing:

28 I do not completely understand the water supply system to the home and I recommend fullty disccusing it with the builder to your satisfaction. The water meter at the NE corner of the property appears to feed the main water shut-off in the garage and the attached fire-suppression system at that location but also in the crawl space under the Dining Room area, there is a larger pipe I could not determine the purpose of, or where it goes.

x Evaluate
x Maintain

29 When damage could occur if the water heater leaked, a leak pan should be installed below the water heater and drained to an approved location. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed plumber or other qualified party--discuss with builder.

From the Manuafacturer instructions: *The appliance should be located in an area where water leakage of the unit or connections will not result in damage to the area adjacent to the appliance or to lower floors of the structure. When such locations cannot be avoided, it is recommended that a suitable drain pan, adequately drained, be installed under the appliance. The pan must not restrict combustion air flow.*

x Evaluate
x Repair/Replace/Install
x WDO (Wood Destroying Organisms & conducive conditions)

30 The type of piping run for the gas line to the outdoor fireplace could not be determined. Typically metal piping is not run long distances underground without proper protection. Such protection could not be determined. If Plastic type pipe there should be tracer wire installed along the length of the pipe. I recommend verification of proper installation of this pipe. Discuss with builder/plumber to your satisfaction.

x Evaluate
x Repair/Replace/Install
x Safety

700 Doors & Windows:

31 The Master Bathroom Closet door does not latch. I recommend adjustments by a qualified person to allow for proper function of the doors.

- [x] Evaluate
- [x] Repair/Replace/Install
- [x] Safety

800 Interiors & Structure:

32 Some "air infiltration" at the edges of the rooms under baseboard was noted in several areas. This is consistent with the home having inadequate means of pulling fresh air into the home. This is primarily a cosmetic concern but is also related to the energy efficiency of the home. Air infiltration at these locations may account for the poor blower door test results and proper sealing of these connections is recommended. Discuss with builder to your satisfaction. One particularly noticible location was along the south wall of the living room behind the sofa.

- [x] Monitor
- [x] Evaluate
- [x] Maintain
- [x] Energy Conservation & IAQ

900 Bathroom(s):

33 The vent cap at the South side of the home for the Main Floor bathroom is missing its insect screen. I recommend installation of proper screen as is required. Discuss with builder to your satisfaction.

- [x] Evaluate
- [x] Repair/Replace/Install

1000 Kitchen:

1100 Laundry:

Remember: this Summary is not a complete listing of the findings in the report, and reflects the opinion of the inspector. It should be considered highly likely there will be other issues you would like in the summary, and you should add these as desired. Please review all of the report pages.

HOME OVERVIEW:

In the course of the inspection I am looking for obvious, and not so obvious, clues as to problems with components or systems. At times a repair can be as expensive as replacement and sometimes additional problems or damage are found when work begins. In fact, a defect in one system or component can cause a related problem at another location that was not apparent at the time of the inspection. It is recommended that prior to closing the client have in hand -- at a minimum -- estimates from specialists for service/repairs or replacement/upgrades of any components or systems that may be potentially costly, dangerous or complex to fix or replace. If repairs are completed prior to closing, the client minimizes the chances of any unexpected surprises after closing.

While on-site, all professional repair people should be asked to further evaluate the condition of the system, structural components or device that he or she is working on. Often one problem will lead to another related issue which can require further repairs or replacement. If remodeling is done, where walls and ceilings are opened, wallpaper removed, homeowners may find some concealed issues that will also have to be addressed during the remodel. Because the home inspector is a generalist, this policy further protects the client.

Determining the location of property boundary lines is beyond the scope of a Standard Home Inspection and can typically only be determined by a licensed surveyor.

Because newly constructed homes have no "history," components that at the time of inspection appear satisfactory may over the first few years develop concerns that aren't apparent at the initial inspection. Prior to the One-Year Warranty date, I recommend that I be called back to perform a second inspection of the home. Typically the cost of this inspection is the same as the original inspection (given no major changes to the home since the first inspection).

Like all homes, new homes are likely to have cosmetic flaws. I recommend that you carefully survey the home for any cosmetic issues that you want brought to the attention of the builder for repair. While outside the scope of this inspection, I will throughout the inspection point out cosmetic defects as I see them but make no attempt to discover all defects or make any determination as to what should be corrected and what should not.

While a one year warranty inspection may address items that would most likely be considered "cosmetic" under the guidelines of a Standard Home Inspection, I recommend that you make a careful assessment of your own regarding cosmetic concerns that you feel the builder should address.

There was much storage and belongings throughout the home that made observation of covered surfaces difficult. The chances that hidden defects will be found when the home is emptied is possible. For a more complete opinion of the overall condition of the home I recommend further evaluation of the home when the house is vacated.

There was much storage and belongings in the garage that made observation of covered surfaces virtually impossible. The chances that hidden defects will be found when the detached structure is emptied is possible, including electrical issues. For a more complete opinion of the overall condition I recommend further evaluation of the space when the garage is vacated.

Throughout the report there are "built-in" comments that apply more to homes that are for sale but have been left in the report for the information value----please excuse any possible confusion due to the wording. The inspection is a "snap-shot" of the home as it appeared at the time of inspection and no warranty as to future issues is implied.

When repairs are made on the home, I recommend that I be called back to verify that corrections have been satisfactorily made. There is typically an additional fee of $150.00 (unless an otherwise agreed upon amount) for this service to cover inspection/travel time and report writing time.

There are many things that can be done to improve safety and living conditions within any home. While many of these issues come to light in the course of the Standard Home Inspection there are likely to be other things that can be done to improve the home. Additional information can be found at:

Center for Healthy Living, http://www.centerforhealthyhousing.org/

1234 Apple Lane, Cortland, WA 98155

52916MC 2034

EXPLANATION OF TERMS USED IN REPORT:

X	**N/A (Not Applicable):** The component was not present, was not within the scope of the inspection, or was not inspected for other reason (s) as noted.
X	**Satisfactory:** The component was inspected and appeared to be "functional" at the time of the inspection. Although some evidence of wear and tear may exist relative to age and use, no evidence of a "substantial" defect was observed.
x	**Upgrade:** A missing component, which, when added, would improve the overall quality of the home environment.
x	**Monitor:** The component is in marginal condition and/or nearing the end of its service life. I recommend monitoring to determine if or when corrective action is needed. Repair or replacement at this time is considered optional.
x	**Evaluate:** The condition of the component could either not be determined, or evaluation was beyond the scope of the inspection. I recommend further evaluation by a specialist or appropriate licensed tradesperson.
x	**Repair / Replace:** The component was either not functioning or was exhibiting a major defect at the time of the inspection. I recommend repair or replacement by a licensed contractor or appropriate tradesperson.
x	**Safety:** The condition of the component, or the lack of the component altogether, represents a possible safety hazard to pets, children, and adults. **Corrective action is recommended/required.**
x	**Wood Destroying Organism (WDO):** This indicates evidence of wood destroying organism activity, or conditions that can cause it. I recommend appropriate action to eliminate potential pest damage (See section 1200).
x	**Maintenance:** The component showed impaired function at the time of the inspection. I recommend maintenance or minor repair, as appropriate. This work might typically be done by a knowledgeable homeowner or handyperson.
x	**Energy Conservation & IAQ:** The addition of, or defects in, this condition and/or component is related to the home's energy efficiency or indoor air quality. While the inspector does not test or determine the quality of indoor air quality there are some things related to indoor air quality that will be noted.

YOU ARE ENCOURAGED TO READ THE FOLLOWING REPORT IN ITS ENTIRETY.

REMEDIAL WORK – For any element or condition requiring attention, quotes should be obtained **prior to closing** from qualified specialists or contractors to determine actual repair/replacement costs. Any cost estimates provided, whether oral or written, represent only an approximation of possible costs. Also, any cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, contact Charles Buell Inspections, Inc. to arrange an inspection to assess conditions prior to performing any repairs.

IF THERE ARE ITEMS WITHIN THIS REPORT THAT REQUIRE RE-INSPECTION, YOU ARE ENCOURAGED TO HAVE THIS INSPECTOR COMMUNICATE DIRECTLY WITH THOSE HIRED TO MAKE THE CORRECTIONS TO ENSURE THAT REPAIRS ARE PROPERLY MADE.

Washington State, Home Inspector Standards of Practice related to the Site:

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) The inspector will:

Describe the material used for driveways, walkways, patios and other flatwork around the home.
Inspect for serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.
Inspect for proper grading and drainage slope.
Inspect vegetation in close proximity to the home.
Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.
Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.
Evaluate hydrological or geological conditions.
Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

Topography (grading & site conditions):

GEOLOGICAL FACTORS – This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialists, particularly if any concerns are detected or if home is in a detrimental soils area.

To maintain proper drainage away from the structure, soil adjacent to the foundation should slope at least 1 inch per foot for five feet away from the building. Paved areas should slope at least 1/4 inch per foot. Control of surface drainage is critical to keeping basements and crawl spaces dry. A clearance of 6 inches should be maintained from the soil to the bottom of wood siding or trim on the building, unless the material is pressure treated wood or other material approved for ground contact.

Site Slope:

House on Low Slope

Grading around home:
Some areas of poor grading: very **flat** around home (slope less than 6"/10')
Some landscaping materials create the appearance of the ground sloping toward the **building (reverse grade)**

Underground pipe drainage systems:

Footing drains:
Footing drain point of termination not determined
Location or appropriateness of footing drain pipe termination not determined
Presence of footing drain pipes not determined

Downspout/underground pipe terminations:
Located at several points around the foundation-----individual locations identified only in relation to specific problems

Tight-line drains:
Tight-line drains are for the collection of roof water independent of footing drains.
Tight-line drain point of termination not determined

Exterior surface drains:

NW corner of front porch
Point of termination not determined

Driveway:

Concrete:

Shrinkage cracking of concrete driveways often occurs due to the curing process. Settlement, under-mining, or heaving caused by expansive soils, tree roots and frost, are other conditions associated with concrete driveways. Repair is not generally necessary unless a trip hazard exists, in which case replacement of the concrete is generally required. Cracks should be sealed to protect against moisture penetration.

[X] **Maintain**

Street Sidewalk

Concrete:
Sectional Concrete:
Asphalt:
Brick/Pavers:
Stone:

Walkways:

Concrete:

Retaining Walls:

Retaining walls are subject to movement if water pressure builds up behind a wall that has not been provided with proper drainage and weep holes. Walls should be vertical or lean slightly to the high side of the slope. If the wall is cracked or tilted forward, it is likely to be failing and should be further evaluated by a structural engineer.

Concrete Block:

Guard (barrier):

Retaining walls near walking areas that are higher than 30" should, for improved safety, have barriers to prevent falls from the top of the wall.

Barrier around retaining walls is present

Wood fence is present

Vegetation:

Satisfactorily maintained away from the house/building

Fences:

Fences around the property are generally excluded from the Standard Home Inspection. However, some information is provided as a courtesy and points of connection to the home itself are inspected. Fences can represent safety issues when they become damaged, derelict or otherwise compromised. Wood decay/rot is common. It also typically cannot be determined who actually owns the fence and communication with neighbors is often necessary to accomplish repairs and/or replacement. Specific evaluation of the fences on the property may be warranted.

GROUNDS

001 Grading & Site Conditions:

[x] Repairs/improvements recommended and/or necessary

A reverse grade, or grade that is very flat, around the home will carry water toward the foundation instead of away from it. This water can impact the foundation and find its way into the crawl space contributing to the overall moisture burden of the home. This will be further discussed in the exteriors section of the report.

Maintaining proper grading around the home is recommended. This is mostly a concern where the grading is very flat along the south side and is likely more a concern with the type of surface that splashes dirt on the siding when it rains that it is with the slope of the ground. The landscaping materials present there now exacerbate the condition and I recommend corrections as deemed necessary by a qualified landscaping contractor.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**

002 Roof-Water (tight-line) & Foundation/Footing/Surface drainage:

[x] No defects noted, visual & seasonal limitations apply

Typically the foundation drainage systems of homes are not visible for inspection. Problems with these drainage systems can be evidenced by a wide variety of water related issues. Foundations can have footing drains and "tight-line" drains that function as separate systems or in some jurisdictions they are all tied together. Evaluation of the type of system installed on a home typically cannot be determined in the course of the Standard Home Inspection.

003 Driveway / Walkways:

[x] No defects noted at the time of inspection

Maintenance and liability associated with the public sidewalks around homes is often the responsibility of the homeowner. Maintaining the sidewalks free of ice and other hazardous conditions is often the responsibility of the homeowner. I recommend finding out what is expected in you jurisdiction.

Cracks and settlement in driveways, sidewalks and walkways are common and can represent a trip hazard. Cracks and differential settlement should be repaired as necessary to prevent falls and the liability associated with those falls. They should be properly sealed to prevent water penetration.

[X] **Safety**
[X] **Maintain**

004 Exterior Steps & Railings (Not related to Decks/Porches):

[x] N/A

005 Retaining Walls (walls higher than 30"):

[x] No defects noted, visual limitations apply

While outside the scope of this inspection, I recommend that if you have concerns regarding the retaining walls on the property, that you have the wall evaluated by a licensed geo-technical engineer.

[X] **Maintain**

006 Vegetation:

[x] No defects noted at the time of inspection

Trees and shrubs add beauty to a home, but can cause damage to exterior components. Vegetation in contact with the house provides an access path for wood destroying insects, promotes moisture against the walls, and may cause physical (mechanical) damage. All vegetation should be cut back away from the home a minimum of 6". Leaves falling from overhanging tree branches can clog gutters, while the roots of larger trees can damage drain pipes and crack foundations.

007 Fences & Gates:

[x] Repairs/improvements recommended and/or necessary

Inspection of fences is generally limited to conditions which may adversely affect the adjacent structure(s). Evaluation of these elements is not within the scope of a standard home inspection. Wood components are prone to decay and insect damage. I advise checking these components for assurance of personal acceptability.

While not specifically a part of this inspection, some of the wood fence has dirt covering untreated components and at least one location. All this dirt should be properly retained away from the fence.

[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**

Grounds Inspection Limitations / Exclusions:

Fences that surround the property are typically not inspected----except as an additional service.

Soil and slope stability and hydrological conditions are not within the scope of this inspection.

The functionality of underground drainage components cannot be determined during a typical inspection.

In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

A Standard Home Inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, fencing, planters, landscaping retaining structures, and/or recreational elements on the site. Evaluation of these elements, if present, may be warranted, any comments made or made as a courtesy, whether done verbally or included in the written report.

Non-Wood Destroying Organisms (Household Pests):

While this inspector may comment on evidence of Rodent and other vermin activity around the home, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated--visual limitations apply

Washington State, Home Inspector Standards of Practice related to the Exterior:

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

Describe the exterior components visible from ground level.

Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

Inspect Safety type glass or the integrity of thermal window seals.

Inspect Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Test or evaluate the operation of security locks, devices or systems.

Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

Exterior wall structure:

Wall structure:

Wood Frame

2x6 wood wall construction

House Numbers:

Numbers present on **house**

In an emergency it is important for authorities and service personnel to readily locate the home. I recommend that homeowner make sure that house numbers are visible from street (both night and day) and maintained. Modern requirements call for numbers/letters to be a minimum of 4" high and placed on a contrasting surface and lighted.

[X] **Maintain**

Exterior Wall Covering(s):

Building Sheathing:

It is not always possible to identify the type of structural sheathing present on the home. There are methods of home construction where the sheathing is sometimes eliminated or where what is noted in one area is not indicative that it is present elsewhere.

[X] **Maintain**

OSB sheathing suspected (typical of time of construction)

Crawl space pony walls

Types of Cladding:

Fiber-Cement (i.e. Hardiplank) Cladding:

Panel & Batten

Horizontal Lap

Butt joints appear to be flashed properly (only one or two joints checked at random)

Painted

No paint failure noted

Cladding issues:

Minor mechanical damage noted

Very minor gaps, cracks, pipe penetrations, mechanical damage----patch/caulk/repair as necessary

Artificial Stone Cladding:

Methods of installation typically cannot be determined in the course of a Standard Home Inspection

Drip screed:

Drip screed not visible

Wood Destroying Organisms & Conducive Conditions in Siding/Wall Coverings:

Conducive Conditions:

Minor mechanical damage

Trim, Eaves, Soffits, Fascia:

Open soffits with exposed rafters and vented bird-blocking

Barge rafter ends not flashed/covered

Corbel ends (supports for barge rafters) not flashed/covered

Wood:

Trim **behind/in-contact-with concrete** structures

Some trim in **contact** with ground

Garage door jambs/trim

Horizontal trim covering siding without a counter-flashing present

Most windows

Trim wraps around porch support posts

Painted

No paint failure noted

Decorative **"Banding"** (Belly-band) horizontal trim components

Counter-flashings:

Flashings present

Wood Destroying Organisms & Conducive Conditions in Trim/Soffits:

Conducive Conditions:

Some trim behind concrete structures

Some counter-flashings missing

Front Entryway/Porch:

Surface/steps:

Concrete

Concrete covers untreated wood structures (rim joist)

Wood structures exposed and vulnerable to decay and wood destroying organisms

Efflorescence present

Surface Drainage:

Slopes **away** from home

Porch Roof Structure:

Included in Roof Section (part of House roof)

Roof Support structures:

Wrapped posts---methods of attachment not visible

Cement board

Painted Wood

Wood Destroying Organisms & Conducive Conditions related to Porch:

Front Entryway/Porch:

Conducive Conditions:

Wood trim behind concrete/masonry structures

Some flashings missing around support post trim

SW Entryway/Porch:

Surface/steps:

Concrete

Concrete covers untreated wood structures (rim joist)

Wood structures exposed and vulnerable to decay and wood destroying organisms

Efflorescence present

Surface Drainage:

Slopes **away** from home

Porch Roof Structure:

Included in Roof Section (part of House roof)

Roof Support structures:

Wrapped posts---methods of attachment not visible

Cement board

Painted Wood

EXTERIOR

101 Exterior Walls:

[x] Repairs/improvements recommended and/or necessary

Exterior wall coverings protect the wall structure and living space from water, wind, and sun damage. If not installed and maintained properly, exterior siding can be vulnerable to moisture entry, causing siding failure and/or structural damage. Routine maintenance of exterior walls should include: sealing gaps, openings, and joints at door and window frames with appropriate caulk and/or weather stripping; cleaning and repainting or re-staining wall surfaces as necessary; and keeping vegetation cut back at least 6 inches away from wall surfaces.

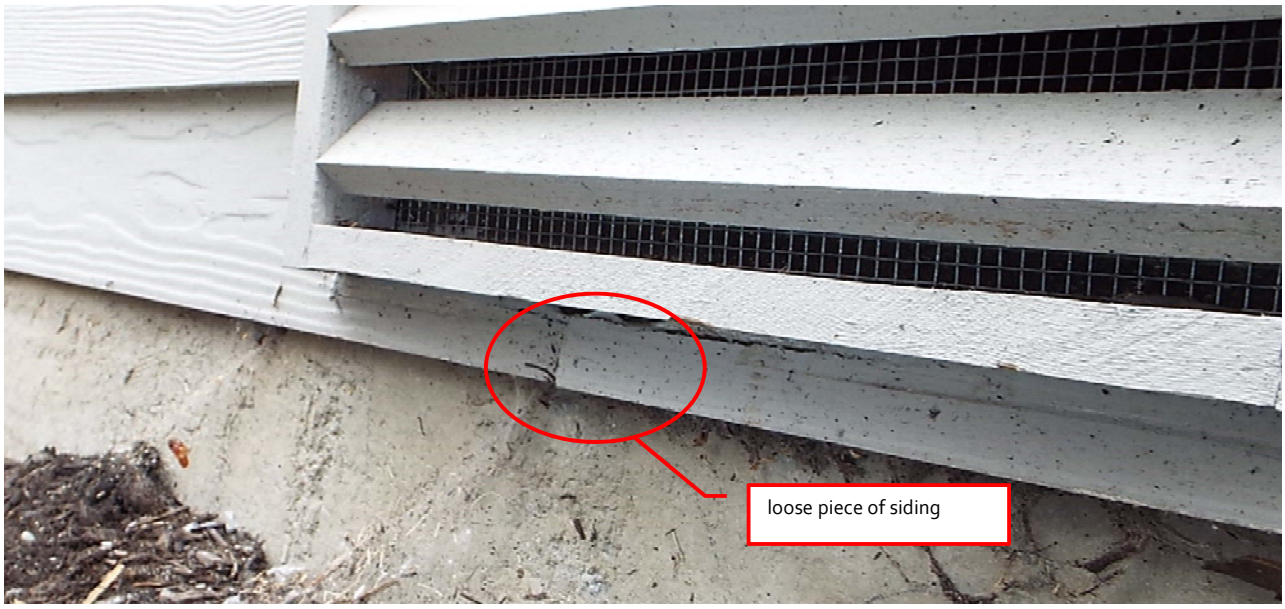
Identification of the property address is difficult due to house not being located by GPS---no further recommendation at this time. This is common with newer developments that have not been mapped by GPS devices or Google Earth.

X **Evaluate**
X **Repair/Replace/Install**
X **Safety**

All pipe & wire penetrations, cracks in the siding, and connections at windows/siding should be properly caulked by homeowner/handyperson to prevent moisture and vermin entry to the home. All of the siding should be evaluated and all cracks and openings properly sealed/caulked as necessary. Only minor gaps in need of caulking were noted at the time of inspection.

X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

Under one of the West crawl space vents there is some minor damage to the siding. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party---bring to the attention of the builder for repairs.



X **Evaluate**
X **Repair/Replace/Install**

Some minor mechanical damage noted to the west side of the home where the fence used to be attached to the home. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party.

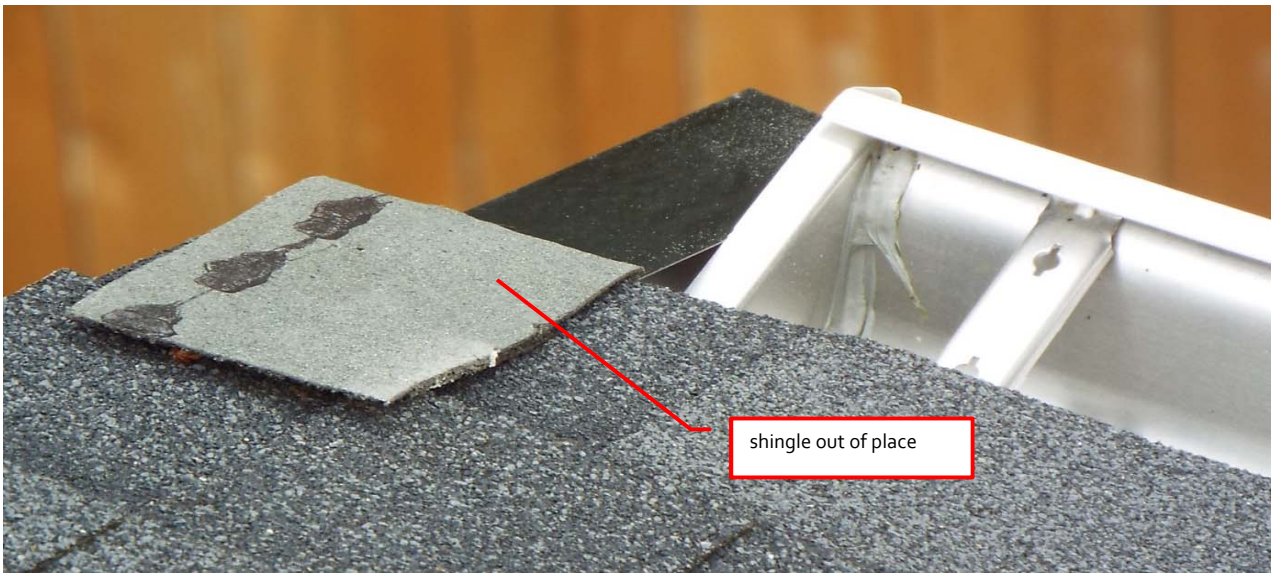
X **Evaluate**
X **Repair/Replace/Install**
X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

102 Trim, Eaves, Soffits, Fascia:

X Repairs/improvements recommended and/or necessary

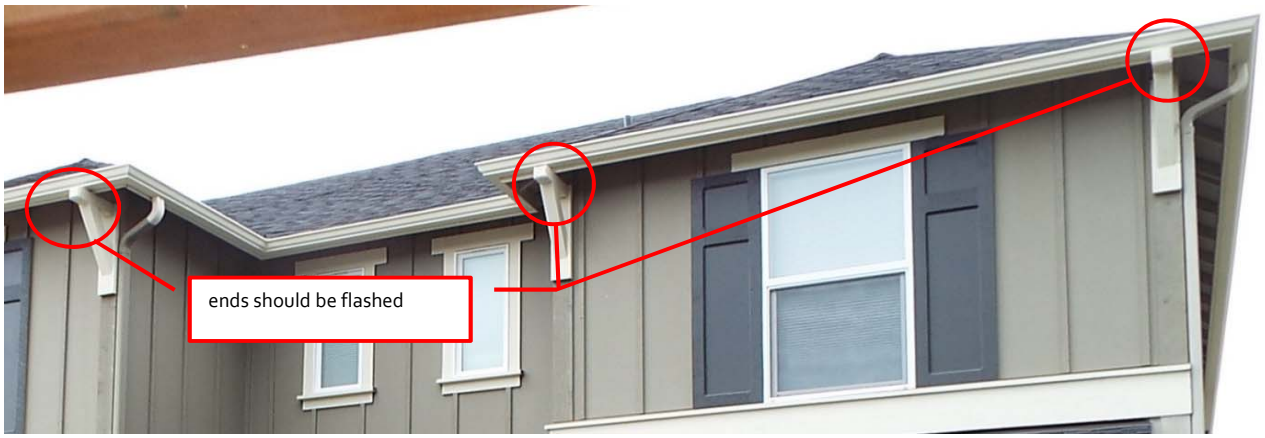
Trim components include eaves, soffits, fascia, and moldings at door and window frames. Regular maintenance of trim and trim connections should be practiced in concert with siding maintenance to prevent moisture damage.

The outer rafter on the overhang of a gable roof is called a "Barge" rafter. The ends of these rafters often protrude past the edge of the roof and gutters. The top edge of these boards should be protected by roofing materials or flashing to prevent moisture damage to the ends of the rafters. One of the coverings at the SW corner of the roof is out of place. Even without the shingle in place the end of the rafter is still well protected with metal. This repair can be done by a qualified roofing contractor or other qualified repair person.



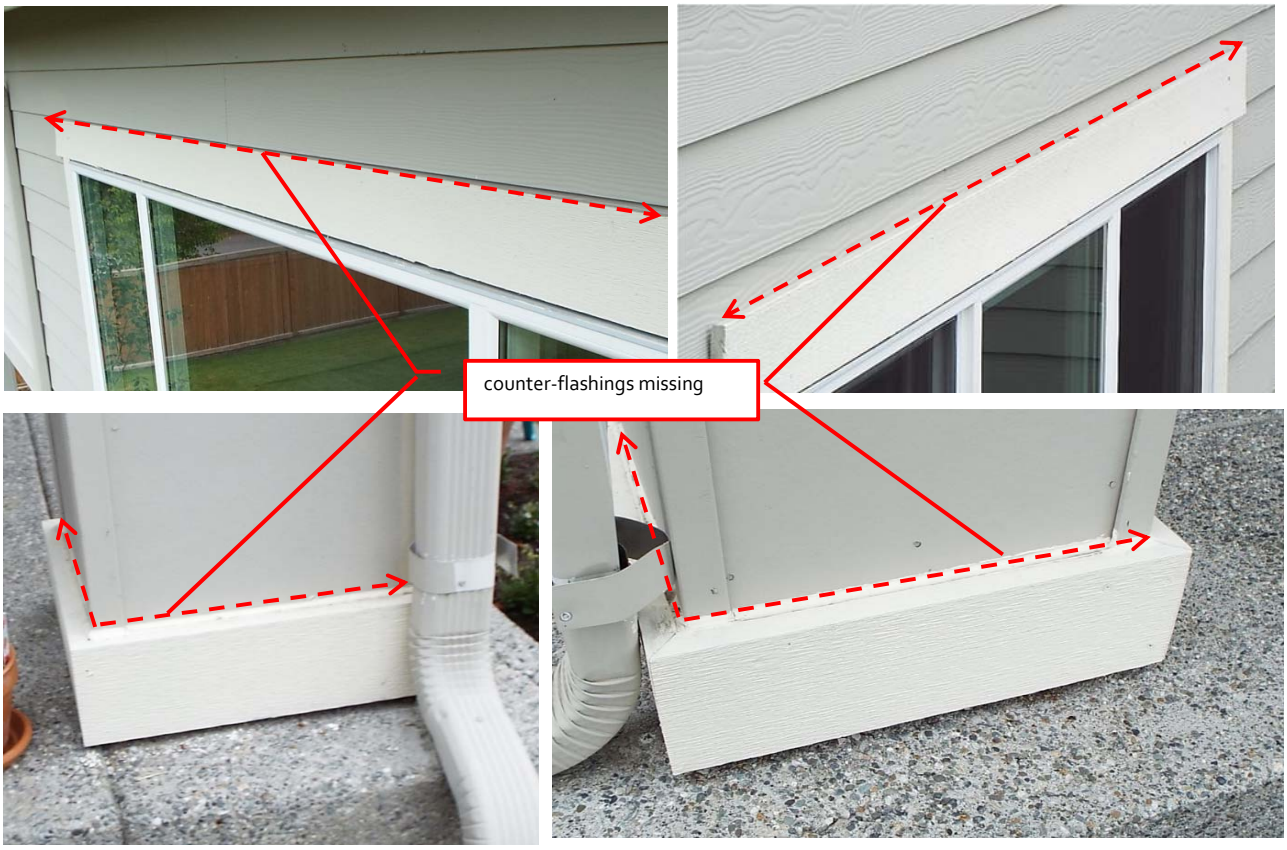
X **Repair/Replace/Install**
X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

The decorative corbel structures that support (give the appearance of supporting the roof overhang/gutter) and protrude past the gutter, leave an exposed area at the top that is vulnerable to weathering/decay. To reduce maintenance of these areas and to prevent decay I recommend that proper flashing caps be installed as an upgrade. I recommend that all of these ends be evaluated by a qualified party and repaired as deemed necessary.



X **Repair/Replace/Install**
X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

The wood trim above many of the windows, and trim around porch support posts are not properly counter-flashed. This can lead to deterioration of the trim boards themselves but would not likely create issues with the house siding itself. Repairs would likely prove very difficult but repairs may become necessary in time---this is especially true in areas that are not well protected by overhangs. I recommend monitoring and repairs later when it becomes necessary or that proper flashings be installed now by a qualified siding contractor to avoid perhaps more costly repairs later.



X **Evaluate**
X **Repair/Replace/Install**
X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

The concrete entryway has been poured over the top of wood trim. When exposed to weather these materials can deteriorate over time and is not considered "best practice," albeit very common in the NW. This condition can lead to deterioration of the trim and creating an environment conducive to wood destroying organisms. This trim should "ideally" be removed from behind the concrete work and properly flashed and sealed to prevent moisture penetration between the house wall and the concrete work. Monitoring is recommended and of course if damage becomes apparent, further evaluation and repairs will be necessary.

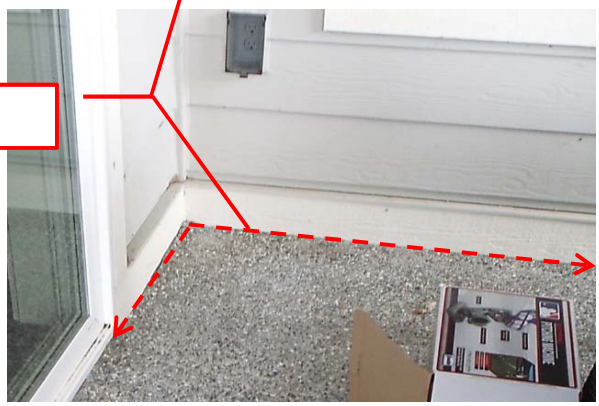
Installations in protected areas such as the front entryway of this home can be very forgiving and no repairs may be warranted.

At the time of inspection hidden structures were not visible from interior spaces. The potential for hidden damage is always a possibility in this situation but should be considered unlikely due to the house being new.



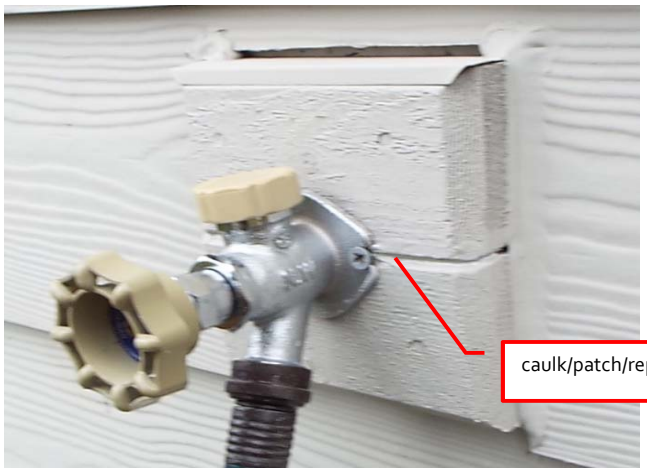






X **Monitor**
X **Evaluate**
X **Repair/Replace/Install**
X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

The block around the water faucet at the South side of the home is badly cracked and the trim around the electrical panel has gaps. All of these gaps should be properly sealed or trim replaced by a qualified party.





X **Evaluate**
X **Repair/Replace/Install**
X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

At the NW corner of the home there is landscaping materials impacting wood trim. This material should be properly retained away from the home to prevent damage to the wood. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party.



[x] **Evaluate**
[x] **Repair/Replace/Install**
[x] **WDO** (Wood Destroying Organisms & conducive conditions)
[x] **Maintain**

103 Porches:

[x] Repairs/improvements recommended and/or necessary

Most concrete stoop surfaces in the NW can become very slippery if they are not maintained. This represents a hazard to persons using the entryways. Keeping these surfaces free of moss/algae and other slippery substances is recommended.

[x] **Monitor**
[x] **Safety**
[x] **Maintain**

Inspection Limitations / Exclusions:
Unless otherwise noted, inspection of the exterior of the home is limited to a visual inspection from the ground.
Out-Buildings/Structures, are not included in this inspection.

Non-Wood Destroying Organisms (Household Pests):

While this inspector may comment on evidence of Rodent and other vermin activity within the Wall Structures and around the exterior of the home/building, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated--visual limitations apply

Washington State, Home Inspector Standards of Practice related to the Parking Structures:

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

Inspect the condition and function of the overhead garage doors and associated hardware.

Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

Inspect the condition and installation of any pedestrian doors.

Inspect fire separation between the house and garage when applicable.

Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

- **Determine** whether or not a solid core pedestrian door that is not labeled is fire rated.
- **Verify** the functionality of garage door opener remote controls.
- **Move** vehicles or personal property.
- **Operate** any equipment unless otherwise addressed in the SOP.

Attached Garage:

3 car bays (2 doors)

GARAGE FOUNDATION:

Foundation included in House Foundation

Garage Floor:

Concrete

Some cracking occurs in all concrete slabs due to shrinkage during the curing process. Floor coverings generally prevent detection of cracks or settlement in concrete slabs, unless the condition is severe. Floor coverings are not removed during the inspection.

Cracks present:

Minor shrinkage cracks typical of all concrete floors

Other cracks possible in areas **covered by storage**

Garage Floor Slopes down toward overhead door (s)

Evidence of Present flooding/moisture in Garage Space:

None Seen

GARAGE EXTERIOR WALL STRUCTURE:

Part of / same as house

GARAGE ELECTRICAL:

Included in house electrical

GARAGE PLUMBING:

Included in house plumbing

GARAGE OVERHEAD DOORS:

Overhead Door#1:

East overhead door:

Door Materials / Condition:

Metal

Insulated

Door **panels**:

General Warning Label on one of the door panels:

General Warning Label Present

Bottom of Door Weather-stripping

Weather-stripping present on bottom of door

Door jambs/trim:

Top and Sides Weather-stripping:

Weather-stripping present

Door hardware:

Spring Assembly Warning Label:

Warning label **Missing**

Bottom Bracket Warning Labels:

Warning Labels **Missing**

Automatic Opener:

Overhead garage doors can be very heavy and represent considerable danger if not properly maintained and properly operated. While I do very rudimentary safety testing of the doors (consistent with recommended testing procedures of United Laboratories and the Consumer Products Safety Commission), these tests are not all of the testing that can be done and do not represent any guarantee or warranty as to the door's safety. Any deficiencies pointed out in the course of this inspection should be further evaluated/repaired by a qualified garage door installation company and all necessary testing of the door's installation and operation should be performed at that time.

Above information not repeated for additional overhead doors

Manual operation/Door Balance:

Manual release handle present:

While these manual release handles are required on doors, some installations are problematic with car racks and other items frequently installed on the roofs of vehicles.

Above information not repeated for additional overhead doors

Door operated up-and-down normally/easily

You should be able to lift the door smoothly and with little resistance. It should stay open around three or four feet above the floor. If it does not, it is out of adjustment. Have it adjusted by a qualified service person.

Above information not repeated for additional overhead doors

X **Safety**

X **Maintain**

Manual lock still functional-----I recommend removal for improved safety.

Operator Button <5 feet above walking surface

Manufacturers installation instructions require that garage door opener buttons be located more than 60" above the floor to prevent use by small children.

Above information not repeated for additional overhead doors

Push Button:

Present

Remote Control Device (s):

None seen

Required warning label in place near operator button:

Warning label missing

IMPORTANT SAFETY INSTRUCTIONS (UL & CPSC):

WARNING-To reduce the risk of severe injury or death:

1. **READ AND FOLLOW ALL INSTRUCTIONS.**
2. **NEVER LET CHILDREN OPERATE OR PLAY WITH THE DOOR CONTROLS.** Keep remote control away from children.
3. Always keep the moving door in sight and away from people, pets and objects until it is completely closed. **NO ONE SHOULD CROSS THE PATH OF A MOVING DOOR.**
4. **TEST THE DOOR OPERATOR MONTHLY.** The garage door MUST reverse on contact with a 1-1/2 inch high object (or a piece of two-by-four lumber laid flat) on the floor. If the door doesn't stop and reverse after contact with the object, disconnect the operator and use the door manually until the operator is replaced or repaired by a qualified technician.
5. **When possible. USE THE EMERGENCY RELEASE ONLY WHEN THE DOOR IS CLOSED. Use caution when using this release with the door open. Weak or broken springs are capable of increasing the rate of door closure and increasing the risk of severe injury or death.**
6. **KEEP GARAGE DOORS PROPERLY BALANCED.** See owner's manual. An improperly balanced door increases the risk of severe injury or death. Have a qualified service person make repairs to cables, spring assemblies and other hardware.

Above information not repeated for additional overhead doors

Manufacturer of Opener:

Lift-Master

Auto reverse functions:

Mid-level test (Force Setting):

Door reversed

Test the **force setting** of your garage door opener by holding the bottom of the door as it closes. If the door does not reverse readily, the force setting may be excessive and need adjusting. See your owner's manual for details on how to make the adjustment.

Above information not repeated for additional overhead doors

X **Safety**

X **Maintain**

Floor level test:

With the door fully open, place a 1-1/2" thick piece of wood (a 2" X 4" laid flat) on the floor in the center of the door. Push the transmitter or wall button to close the door. The door must reverse when it strikes the obstruction. If the door does not reverse, have it repaired or replaced. Have a qualified technician adjust, repair, or replace the opener or door.

Above information not repeated for additional overhead doors

[X] **Safety**

[X] **Maintain**

Door did **NOT** reverse within 2 seconds-----**repairs recommended**

Safety Beam test:

Door reversed when beam broken

Light flashed as required

For additional information on proper maintenance and testing of garage doors see:

DASMA Safety Protocols, http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf

Above information not repeated for additional overhead doors

Overhead Door#2:

West overhead door:

Door Materials / Condition:

Metal

Insulated

Exposed foam type insulation should be removed

Door **panels**:

General Warning Label on one of the door panels:

General Warning Label Present

Bottom of Door Weather-stripping

Weather-stripping present on bottom of door

Door jambs/trim:

Top and Sides Weather-stripping:

Weather-stripping present

Door hardware:

Spring Assembly Warning Label:

Warning Labels **Missing**

Bottom Bracket Warning Labels:

Warning Labels **Missing**

Automatic Opener:

Manual operation/Door Balance:

Manual release handle present:

Not opened manually

Manual lock still functional-----I recommend removal for improved safety.

Operator Button <5 feet above walking surface

Push Button:

Present

Remote Control Device (s):

None seen

Required warning label in place near operator button:

Warning label missing

Manufacturer of Opener:

Lift-Master

Auto reverse functions:

Mid-level test (Force Setting):

Mid-level Reverse function not inspected due to vehicles in garage----I recommend verification/repair as necessary.

Floor level test:

Floor-level Reverse function not inspected due to vehicles in garage----I recommend verification/repair as necessary.

Safety Beam test:

Door reversed when beam broken

Light flashed as required

Garage/House Door (s):

20-minute fire-rated door

Rating certification sticker **NOT seen**---should be verified

Auto-close device

Automatic closer device is present

Auto-close device disabled

When the Auto-close device is disabled I recommend that it be made to function properly as a safety precaution. Typically this repair can be made by homeowner/handyperson or qualified door installation company.

[X] **Safety**
[X] **Maintain**

Weather-Stripping:

Side/top weather-stripping:

Weather-stripping is present on top and sides

Bottom of door weather-stripping:

Weather-stripping is present on bottom of door

Overall condition of door:

No defects noted

Lockset &Security mechanisms:

Locking mechanisms functioned under test

Interior Walls/Ceilings:

Walls and ceilings that separate the garage from living space are required to be constructed of fire-resistant materials. These requirements for abutting walls, ceilings, and doors are intended to reduce the spread of gasoline fires to living areas. For improved safety in attached garages, I suggest installation of a smoke/alarm detector on the garage ceiling.

While materials may be "described" in the report, it is beyond the scope of a Standard Home Inspection to determine if the particular materials installed on the walls and ceilings of garages meet past/present fire-resistant surface requirements. Any concerns should be addressed by the local jurisdiction.

Fire Resistant Surfaces:

Appears to be fire-resistant **walls/ceilings** between garage and home (typical of requirements at time of construction---thicknesses not determined)

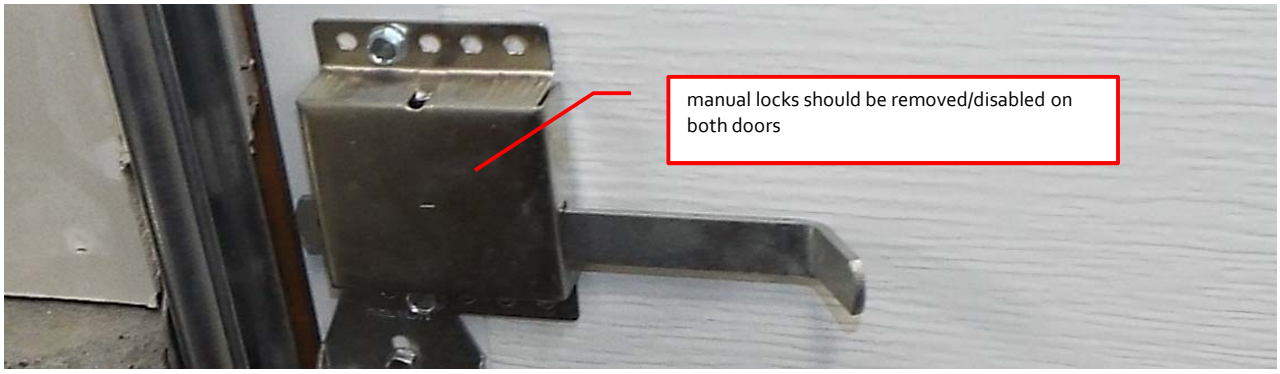
GARAGE:

100G Garage Foundation/Exterior/Roof Included in House Foundation/Exterior/Roof Sections:

101G Overhead Doors:

[x] Repairs/improvements recommended and/or necessary

When garage doors have automatic opening devices the Manual Lock Mechanism should be disabled/removed. This represents a serious safety issue as the opener can tear away from its attachments causing injury and damage to persons and property. I recommend that a qualified garage door company be contacted to remove/disable this mechanism as required.



[X] **Repair/Replace/Install**
[X] **Safety**
[X] **Maintain**

The East garage door auto reverse mechanism did not reverse at the time of inspection at the Floor-Level test. All garage door opening devices should have a safety feature which automatically reverses the door if it strikes something while closing at the Mid-level, within 2" of the floor, and when the Safety Beam is broken. This feature reduces the risk of liability, damage, injury, and possible death to a child or pet. Garage door openers equipped with this feature usually have a sensitivity adjustment. It is often set incorrectly or in need of adjustment. I recommend that the door be professionally adjusted by builder and/or qualified garage door installation company. The West overhead door was not tested due to the vehicle present and that door should be fully tested as well.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**
[X] **Maintain**

Newer requirements for garage door opener buttons require that they be located a minimum of 60" above the walking surface and that warning labels regarding the use of overhead doors be located near the push buttons. I recommend that the qualified garage door installation company or other qualified party raise the opener control to a proper height from the house floor level instead of the garage floor level and that the required warning label be installed.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**

102G Garage/House Door:

[x] Repairs/improvements recommended and/or necessary

The garage/house door has self-closing type hinges that have been disabled. I recommend that the hinges be returned to their proper function for improved safety.

[X] **Repair/Replace/Install**
[X] **Safety**
[X] **Maintain**

103G Garage Exterior Door:

[x] N/A

104G Garage Interior Wall & Ceiling & Floor:

[x] No defects noted, visual limitations apply

Inspection Limitations / Exclusions related to Garage:

Storage/Appliances in Garage
Furnace located in garage
Built-in structures inside garage
Vehicle(s) in garage

Washington State, Home Inspector Standards of Practice related to the Building Structure:

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

Describe the type of building materials comprising the major structural components.

Enter and **traverse** attics and subfloor crawlspaces.

Inspect the condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

Inspect the Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not

Describe any deficiencies of these systems or components.

Report all wood rot and pest-conducive conditions discovered.

Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

Enter Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

Enter any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

Move stored items or debris or perform excavation to gain access.

HOUSE & ATTACHED GARAGE FOUNDATION:

Main Crawl Space:

Crawl spaces are particularly prone to wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. **Check periodically for potential concerns.**

While the inspector takes care to protect the home from debris that might be inevitably carried out of the crawl space, some amount of impact should always be anticipated, as crawl spaces are often very dusty, dirty, muddy, rodent infested, and cob web filled spaces. Most of these materials are easily vacuumed up and typically the inspector is at the property to inspect the crawl space and the inspector should not be expected to have the equipment necessary to clean these materials up satisfactorily.

Minor debris impact present

[X] **Maintain**

Access:

Closet in:

Hallway Under stairs

Access Door Insulation & Weather-stripping:

Weather-Stripping & Insulation present

Inspection Method and Access Limitations:

Partial Access

No Access to some areas

Limitations:

No access to some areas

Flooded

Storage

Ductwork

Foundation Footings:

Poured Concrete

Foundation:

Poured Concrete

Minor vertical cracks in foundation walls are common, and generally indicate typical foundation settlement. Cracks in excess of 1/4 inch, or signs of active foundation movement should be further evaluated by a structural engineer.

It is usually not possible to determine whether masonry foundations, chimneys or other concrete elements have been properly reinforced.

Metal form **cross-ties** present

Cracks present:

None seen

Very minor **shrinkage** cracks typical of all concrete foundations should be anticipated

Foundation Sill Plate:

Treated foundation sill plate
Anchoring of foundation:
Foundation sill plate bolted
Bolting consistent with practices typical of age and type of construction.

Foundation Pony Walls:
Framing:
Conventional framing
2x6, 16"oc
Sheathing on **Exterior**:
OSB

Floor System Framing
Floor system partially visible due to insulation
Wood Joists: 2x10, 16"oc
Sub-floor:
OSB Sub-Floor
Dirt Floor

Fire-Blocking/Draft-Stopping

Insulation can conceal missing fire-blocking and it also can act as effective fire-blocking in some cases. When the Crawl Space is fully finished and/or insulated evaluation of fire-blocking deficiencies is not usually possible.

Requirements for fire-blocking and draft-stopping in homes has changed over the years and varied from jurisdiction to jurisdiction. In general more modern requirements call for "blocking" the spread of fire from lower level spaces to upper level spaces. Some structures also have requirements for installation of protection against the flow of fire horizontally. To achieve this there are specific requirements as to sealing/blocking of spaces around pipes, ducts, chimneys, wiring, framing, laundry chutes, chases etc.

It is beyond the scope of this inspection to determine if all fire-blocking and/or draft-stopping is in place, but where it is "obviously" missing I attempt to identify the condition/location and recommend appropriate repairs for improved fire safety.

Major omissions of fire-stopping will be more thoroughly reported on in the Narrative section of the report, otherwise repairs to missing fire-stopping should be done by the appropriate trade or other qualified repair person.

[X] **Safety**

Evidence of Present flooding/moisture in Crawl Space:
Water present:
Ponding on Plastic ground cover
Area under much of living room
Ponding under Plastic ground cover
Area under much of living room

Crawl Space Ventilation:
Rim Joist Vents

Crawl Space Insulation:
Rim Joists:
Insulated
Fiberglass
Ceiling Cavity:
Fiberglass

Vapor Barrier/Ground Cover:
Present
Black Plastic

Even with the low light levels provided by crawl space vents, clear plastic can promote growth of vegetation in crawl spaces. Clear plastic ground covers should be covered/replaced with black 6 mil plastic.

Minor displacement / Minor coverage issues

Unless the deficiencies in the Plastic ground cover are significant further discussion in the report is unwarranted. I recommend that homeowner/handyperson correct deficiencies such as minor displacement, minor loss of coverage etc.

[X] **Maintain**

Gravity Drains:
None seen

Gravity drains are installed through the foundation at the low point of the crawl space to drain water out of the crawl space during construction and will drain water from the crawl space after construction if they remain connected to the drain system. These drains are also known to admit water to the crawl space when drainage systems back up and to also be a point of entry for vermin. No determination can be made at the time of inspection as to the effectiveness or function of any such gravity drains. At the time of inspection no gravity drains were seen.

Fungus, Wood Destroying Organisms & Conducive Conditions in Crawl Space:

Main Crawl Space:

Conducive Conditions:

Storage items

Standing water

FOUNDATION & HOUSE STRUCTURE

Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indications present at the time of the inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer.

Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

201 Crawl Space & Garage Foundation Wall:

[x] Repairs/improvements recommended and/or necessary

At the east side of the SE crawl space area, there is a large hole through the foundation with the roof water drain visible outside the foundation. This hole should be properly sealed as it is a possible point of entry for water into the crawl space as well as possible vermin entry. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party or bring to the attention of the builder.

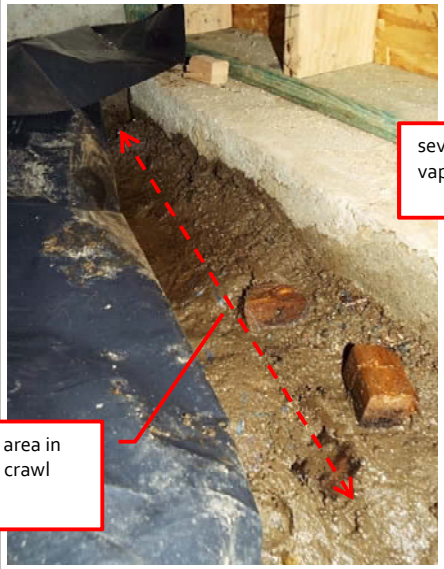


[x] **Evaluate**

[x] **Repair/Replace/Install**

[x] **WDO** (Wood Destroying Organisms & conducive conditions)

There is considerable ponding of water in the crawl space in the area under the living room. There is evidence of the water being higher in the past, as indicated by a high water line. This water is also making soils very saturated in the SE crawl space along the footing that divides the two spaces. I cannot account for the source of this water and further evaluation is necessary. The lack of plumbing in the area would suggest some ground water condition. I recommend evaluation/repairs as deemed necessary by a qualified drainage contractor. It may be suggested that a sump pump be installed, but I strongly recommend that a means of draining the area by gravity be installed. Discuss options with drainage contractor.





X **Evaluate**
X **Repair/Replace/Install**
X **Safety**
X **WDO** (Wood Destroying Organisms & conducive conditions)

202 Crawl Space Framing/Entrance:

[x] No defects noted, visual limitations apply

203 Crawl Space Insulation:

[x] No defects noted, visual limitations apply

204 Crawl Space Ventilation, Crawl Space Plastic Ground Cover:

[x] Repairs/improvements recommended and/or necessary

If the floor of a crawl space or basement is soil and/or gravel, it should be covered with a vapor retarding barrier of 6 mil black polyethylene sheeting. Adjoining sections of the barrier material should overlap at least 6 inches, and pier blocks should not be covered.

There are some very minor areas where the ground is not adequately covered and these areas should be repaired in the context of repairs to the water condition.

X **Evaluate**
X **Repair/Replace/Install**
X **WDO** (Wood Destroying Organisms & conducive conditions)
X **Maintain**

Inspection Limitations / Exclusions:

Crawl Space:

Floors above crawl space Insulated / Not Visible

Insulation under the floor obstructs the view of much of the wood structures of the floor system. Although this condition is typical of insulated homes, this is a standard limitation to the inspection and covered areas must be excluded from inspection. If it is possible to do so, the inspector has pulled back insulation in the corners, and areas of plumbing penetrations to view the structure.

Storage
Plumbing
Ductwork
Very little of Foundation Walls visible at **exterior**

Non-Wood Destroying Organisms (Household Pests):

While this inspector may comment on evidence of Rodent an other vermin activity within the home, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated--visual limitations apply

Washington State, Home Inspector Standards of Practice related to the Roof:

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

Traverse the roof to inspect it.
Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.
Report the manner in which the roof is ventilated.
Describe the type and general condition of roof coverings.
Report multiple layers of roofing when visible or readily apparent.
Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.
Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.
Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.
Operate powered roof ventilators.
Predict remaining life expectancy of roof coverings.

HOUSE ROOF:

Roof Configuration:

Hip / Shed combination

Pitch(s) approximately:

Pitch not determined---no areas less than 4/12

Roof Covering Material:

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods, or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be easily detected and may result in future concerns.

It is common when roofing homes to leave extra material at the home for minor repairs. I recommend asking owner the location of any such materials.

Dimensional "Architectural" Grade Composition Shingle:

25-35 year life span

2 Years: "Guestimate" of age of roof

Method of shingle attachment:

3/8" head nails present----means of shingle attachment

Tabs sealed down (random sampling)

Roof is too new for the tabs to have sealed properly---verify in one year

When shingles tabs are very well sealed down it is typically not possible to tell either methods of nailing or adequacy of nailing.

Roof Inspection Method:

Walked on

Some areas not walked on

Too Steep

Viewed from other more accessible parts of roof

Layers of Roofing:

A determination should be made at the time of re-roofing as to whether or not ripping off of the existing layers and/or roof decking work will be necessary. Roof loading, local requirements or the need to provide a firm base for the new roofing are some of the factors to consider.

Likely original roof covering

1 layer

Roofs have design loads based on expected wind and snow loads for the area they are constructed in. Sometimes additional layers of heavy roofing materials exceed these original design loads which can cause undue stress on roof components resulting in failure of the roof structure. Most roof structures can handle a couple of additional layers but should undergo careful monitoring and evaluation when there are 3 or more layers. Roofs that have 3 layers of asphalt over wood shingles should be replaced by a qualified roofing contractor. Outer layers of shingles on these types of roofs oven have fasteners that do not attach to anything but the layers of roofing below and are therefore subject to wind damage.

Roof Flashings:

Lapped Style Valley---Architect Grade (one plane runs under the adjoining plane which overlaps and is cut parallel to the valley---at the valley)

Some manufacturers do not approve the use of "closed" type valleys----whether woven or lapped styles. It is not possible for the inspector to determine if the current installation on this home meets manufacturer's recommendations. Use of closed valleys voids the warranty with some manufacturers and is merely a "best practices" recommendation with others. The primary concern is that due to the longer life expectancy of this type of roof, closed valleys will result in more wear of the surface in those areas. As long as proper underlayment was installed under the valley, failure of the surface may be less problematic. Annual monitoring is recommended.

Roof-to-wall kick-out flashings:

Flashings present

Eave flashings:

Eave flashings present where checked---not all areas checked

Missing in some areas

Above garage overhead doors (west end)

Rake flashings:

Flashings present

Barge Rafter Flashings:

Flashed with shingles

Flashed with metal

Some **Barge Rafter** Flashings inadequate

Roof to wall flashings:

Metal Flashings present

Fastener Calking/Sealant noted

Step flashings:

Step Flashings present

Corbel Flashings:

Flashings not present--but recommended

Fall protection brackets noted:

Present---typically required in modern construction

Weather-proof cap (s) missing at East location

Main Attic:

Washington State, Home Inspector Standards of Practice related to the Insulation & Ventilation:

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

Describe the type of insulation in viewable and accessible unconditioned spaces.

Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

An attic access opening should be provided to all attics of combustible roof construction. The opening should be not less than 22 inches x 30 inches, should be located in a readily accessible location, and should have at least 30 inches of headroom above the access opening.

Access hatches to insulated attic areas should also be insulated, and the access opening should be fitted with weather-stripping to insure a tight fitting seal.

While the inspector takes care to protect the home from debris that might be inevitably carried out of the attic space, some amount of impact should always be anticipated, as attic spaces are often very dusty, dirty, rodent infested, insulation filled and cob web filled spaces. Most of these materials are easily vacuumed up and typically the inspector is at the property to inspect the attic space and the inspector should not be expected to have the equipment necessary to clean these materials up satisfactorily.

Minor debris impact present

[X] **Maintain**

Above upper living space

Inspection method:

Traversed to all areas with adequate clearances

Partially traversed due to **insulation and low clearances**

Access Door/Cover:

Master Bathroom Closet
Access Door/cover Insulation & Weather-stripping:
Weather-Stripping **not fully functional**
Does not make contact with trim/opening surfaces
Protective paper still in place

Inspection of Attic limited by:
Walkway/Flooring Materials
Insulation in Joist/Rafter Space

Roof Framing:

Trusses

Engineered roof trusses are now commonly used for roof structures. Since the lower chord of a truss is usually not designed for vertical loading, attics should not be used for storage unless the trusses are specifically designed for such use.

Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed.

24" oc

Roof Sheathing:

OSB

Damage or deterioration is typically due to excessive moisture from inadequate ventilation, leakage or manufacturing defects. Such damage, if widespread, can be structurally significant and adversely affect the roof integrity.

Insulation:

Compaction/displacement of insulation is evident

Frequently I find the insulation in Attic spaces compacted from previous entry by workers. I recommend that homeowner/handyperson redistribute and/or add additional insulation to provide for better coverage and energy savings.

[X] **Maintain**

Estimates of depth of insulation is not meant to imply that the attic is sufficiently insulated or that the estimated depth is consistent throughout the attic. Use these depth "guesstimates" as a guide in determining the necessity for upgrading/adding additional insulation or in determining if the amount is "close" to recommended current standards. Adequacy of insulation can best be determined by a professional Energy Audit.

Installer **Certification** seen at:
Attached to electrical panel
Builder Energy Code required sticker at electrical panel
Present at panel
Depth of insulation indicated by **depth-markers**
Accuracy of installed depth markers not determined

FIBERGLASS:
"White" Loose-Fill
3 = R-Value per inch
Depth: 20 inches of insulation installed
R-Value: 56

Eave Insulation Baffles:
Baffles present

Ventilation:

Ventilation of the home is examined by looking for eave, soffit, gable, roof and ridge vents. Even when present, these vents can be compromised by blockage or inadequate clearances not visible to the inspector.

Ventilation of attics and roof cavities is essential to allow heat to escape in the summer and moisture to escape in the winter. A properly ventilated attic/roof cavity keeps the house more comfortable in the summer, and prevents condensation that can damage roofing components. Newer homes that are well insulated should have no less than one square foot of free vent area for each 150 square feet of ventilated area. The amount can be reduced to one square foot for each 300 square feet if the ventilation is equally divided between the lower and upper portions of the area being vented, or if a vapor barrier is installed on the warm side of the insulation.

Soffit vents:
Soffit vents are present

Roof vents:
Roof vents are present

Top of slope vents:
Top of slope vents are present

Evidence of Present moisture in Attic Space:
None Seen

Fire-Blocking/Draft-Stopping

Insulation can conceal missing fire-blocking and it also can act as effective fire-blocking in some cases. When the attic space is fully insulated evaluation of fire-blocking deficiencies is not usually possible.

Requirements for fire-blocking and draft-stopping in homes has changed over the years and varied from jurisdiction to jurisdiction. In general more modern requirements call for "blocking" the spread of fire from lower level spaces to upper level spaces. Some structures also have requirements for installation of protection against the flow of fire horizontally. To achieve this there are specific requirements as to sealing/blocking of spaces around pipes, ducts, chimneys, wiring, framing, laundry chutes, chases etc.

It is beyond the scope of this inspection to determine if all fire-blocking/draft stopping is in place, but where it is "obviously" missing I attempt to identify the condition/location and recommend appropriate repairs for improved fire safety.

Major omissions of fire-stopping will be more thoroughly reported on in the Narrative section of the report, otherwise repairs to missing fire-stopping should be done by the appropriate trade or other qualified repair person.

[X] **Safety**

Fungus & Wood Destroying Organisms & Conducive Conditions in Roof Structures, Attic:

Main Attic:

Conducive Conditions:

Clogged gutters

Evidence of air by-passes bringing moisture laden air into attic

Exhaust vents terminating in attic

Access hatch not weather-stripped

Roof Structures With No Access:

It is very common to have areas of roof attached to homes that have no access to possible spaces within them. Usually no access is required to these spaces unless they are of sufficient size. I make to determination as to whether these spaces need access, or require access and observations and recommendations are based on observable exterior conditions at the time of inspection.

Conditions with the roof surface, flashing details and structure are discussed elsewhere in this report.

Roof Structures With No Access:

Above Master Bedroom area

South shed roof area

Front entryway porch

Garage roof area

Chimney(s):

See Furnace and Gas Appliance Venting

House Gutters/Downspouts:

Even-if/Unless it was raining at the time of inspection, it is not always possible to determine if gutters leak/overflow. Monitoring the gutters for leaks when it is raining is recommended. Leaking/overflowing gutters should be repaired to prevent damage to roof/fascia structures.

[X] **Monitor**
[X] **Evaluate**
[X] **Maintain**

Gutters at end of useful life--replacement is necessary

Visible gutters have minor debris and should be cleaned

Upper roof gutters/downspouts terminate at lower roof surfaces

When upper roof-gutter downspouts terminate at lower roofs, premature wearing of the roof surface can occur as well as promote the build-up of moss/vegetation. I recommend that these downspouts be extended over the roof to the lower gutter. Sometimes this is not done because of "cosmetic" concerns. Sometimes the upper gutter downspout can be relocated. Recommend evaluation/repair by qualified gutter installation company as desired.

[X] **Maintain**

Aluminum Gutters:

Continuous (seamless)

Downspouts:

Aluminum Downspouts

Downspout Termination:

Underground pipes

ROOF & ATTIC

I recommend that all changes/corrections to the Roof be performed by a qualified roofing contractor. Nothing said about the roof in this report should be construed to be any kind of warranty of the roof. Roof warranties can only be obtained by qualified roofing contractors.

301 Roof Coverings:

[x] No defects noted, visual limitations apply

Roofs should be kept clean of moss and other vegetative debris. I recommend that qualified party maintain the roof free of debris. This will help prevent clogging of the gutters as well.

[X] **Maintain**

This is a very high & steep roof (very difficult to get to) and maintenance should be performed by qualified roof maintenance professionals taking proper safety precautions.

[X] **Safety**

302 Flashings:

[x] Repairs/improvements recommended and/or necessary

See exteriors 102 regarding the flashings on the Barge Rafter ends and tops of Corbels.

The rubber boot type vent-pipe flashings have a life expectancy consistent with a 15-20 year roof and often fail prematurely on longer lived roofs. As an upgrade, I recommend use of lead type flashings for greater durability. There are counter-flashings that can be purchased to slide over the pipe to cover damaged boots. I recommend monitoring these flashings on a yearly basis and recommend replacement of the flashings if cracking around the pipe connections is noted.

[X] **Upgrade**
[X] **Monitor**
[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**

Roofs installed after July 1st 2014 are required to have metal flashings installed along the eaves of the roof. A short section of drip edge is missing at the roof above the West overhead garage door. Since all of the roof edge was not checked for proper flashings, I recommend all of the roof be checked when repairs are made. It was also noted that the flashings are installed "on top" of the roof felt paper instead of lapped by the felt paper. I recommend evaluation/repairs by a qualified roofing contractor---bring to the attention of the builder.





X **Evaluate**
X **Repair/Replace/Install**
X **Safety**
X **WDO** (Wood Destroying Organisms & conducive conditions)

There are two fall restraint brackets on the roof and one of them is missing its rain cap. I recommend installation of a proper cap---bring to the attention of the builder for proper repairs.





[X] **Repair/Replace/Install**
[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**

At the west face of the roof there are three vent caps. The bottom cap is apparently not used. No further recommendation at this time.



[X] **Maintain**

303 Gutters & Downspouts:

[x] Repairs/improvements recommended and/or necessary

The gutter at the upper roof have some minor debris blocking the downspout resulting in standing water. I recommend that all of the gutters be properly cleaned.





[X] **Repair/Replace/Install**
[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**

While no evidence of current leaking of the end caps of the gutters was noted, leaking of these connections is very common and can leaking can cause damage to fascia/structures behind the gutters. The seals on the inside of the gutters need to be routinely re-sealed. Any dripping from the seams after rains or during rains is indicative of failed seals.

[X] **Monitor**
[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**

The downspout that terminates at the porch roof above the entryway should be extended to the gutter below to prevent wear on the roof that could cause premature failure of the roof in that area. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified gutter installation contractor as an upgrade.



[X] **Upgrade**
[X] **Repair/Replace/Install**

304 Chimneys:
[x] N/A

305 Skylights:
[x] N/A

306 Roof Structure, Attic, and Access to Attic:
[x] Repairs/improvements recommended and/or necessary

Roofs that have very little of their structures exposed due to finish surfaces on the interior are impossible to fully assess. Assessment relies on evidence of how roof issues affect finish materials: leaking, staining, etc. Careful monitoring of finished spaces adjacent to these hidden structures is warranted.

[X] **Monitor**
[X] **Evaluate**
[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**

The attic access cover is weather-stripped but the paper backing has not been removed. This will result in poor sealing around the hatch and allow for heat /moisture from the living space to enter the attic. I recommend for energy conservation that proper insulation and weather-stripping be installed by qualified repair person.



[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **WDO** (Wood Destroying Organisms & conducive conditions)
[X] **Maintain**
[X] **Energy Conservation & IAQ**

307 Roof Structure Ventilation:

[x] Vents are Present

It is not possible to fully assess the roof ventilation in the context of a Standard Home Inspection, especially when there is no access to roof structures. No further recommendations at this time.

This is particularly true of vaulted areas.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Maintain**
[X] **Energy Conservation & IAQ**

308 Insulation in Attic & Walls:

[x] Cannot be inspected directly

Assessment of the Insulation of the home is only related to observable, exposed insulation. Analysis of the effectiveness of insulation in concealed spaces is beyond the scope of the standard home inspection. Thermal imaging of the home can be done by energy efficiency specialists to get a better picture of insulation performance.

It was not possible for this inspector to determine the presence/amount of insulation in the side walls of the home.

When the home is totally finished off, it is impossible to make any assessment of the types and/or condition of insulation in the home. Thermal imaging can be undertaken to get a better picture of the insulation qualities of the home. This is beyond the scope of the Standard Home Inspection. Certainly upgrading insulation wherever possible is recommended for improved energy efficiency and comfort.

[X] **Upgrade**
[X] **Evaluate**
[X] **Maintain**
[X] **Energy Conservation & IAQ**

Roof/Attic Inspection Limitations / Exclusions:

Some areas not walked on
Steepness
Vegetation/Debris
Some debris in gutters
Attic partially traversed
No access to some attic spaces
Roof structures with no access:
Front entryway porch
Garage roof area
Above Master Bedroom

This report provides an opinion of the general condition of the roof system based on a visual inspection of representative areas. The inspector does not offer an opinion or warranty as to whether the roof leaks or is subject to future leakage.

If it is dry, has been dry for a long time, or is not the rainy season the possibility of leaks not showing up at the time of inspection is not unusual. Water stains on ceilings, walls, and soffits that tested dry at the time of inspection may very well test elevated for moisture under other conditions or at another time.

Specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to Mold or Mold-like/Fungal Growth.

This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers, window awnings or other similar roof or exterior elements.

Non-Wood Destroying Organisms (Household Pests):

While this inspector may comment on evidence of Rodent an other vermin activity within the roof structures, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated--visual limitations apply

Washington State, Home Inspector Standards of Practice related to the Electrical:

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

Report the existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

Report when no connection to a service grounding electrode can be confirmed.

Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

Verify the operation of a representative number of accessible switches, receptacles and light fixtures.

Verify the grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

Verify ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Insert any tool, probe or testing device into the main or subpanels.

Activate electrical systems or branch circuits that are not energized.

Operate circuit breakers, service disconnects or remove fuses.

Inspect ancillary systems, including but not limited to:

Timers. Security systems. Low voltage relays. Smoke/Heat detectors. Antennas. Intercoms. Electrical deicing tapes. Lawn sprinkler wiring. Swimming pool or spa wiring. Central vacuum systems. Electrical equipment that/snot readily accessible.

Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.

Move any objects, furniture, or appliances to gain access to any electrical component.

Test every switch, receptacle, and fixture.

Remove switch and receptacle cover plates.

Verify the continuity of connected service ground(s).

Electrical Service to Property:

Service Conductors fed by Utility Company from:

Underground

Utility company in-ground junction box:

Located in the yard of one of the East neighbors

Meter Base:

East side of garage exterior

Utility Company Meter Seal in Place

Service Panel:

MFG: Square-D (Homeline)

Energy Code Certificate 105.4 is present

Service Disconnect(s):

Location: In this Panel

East side of garage interior

Means of service disconnect:

Single Breaker

Breaker Rating:

200 amps (125/240 volts)

Service Conductors (wires from Meter to Service Panel):

Aluminum

4/0 awg

Anti-Oxidant paste present on service conductors

Working Space at Panel:

For proper access to the panel there should be an area 30" wide and 3' deep in front of the panel (clear all the way to the floor. A minimum of 6'-6" of headroom in front of the panel is recommended and the top of the panel should be at least 5-1/2' above the floor.

Poor access----due to storage----I recommend maintaining access

Lighting:

Light present

Dedicated Equipment Space:

No prohibited structures noted above panel

The space equal to the width and depth of the equipment and extending from the floor to a height of 1.8 m (6 ft) above the equipment or to the structural ceiling, whichever is lower, shall be dedicated to the electrical installation. No piping, ducts, leak protection apparatus, or other equipment foreign to the electrical installation shall be located in this zone

Panel condition:

Legend/Data Plate:

Present

Panel dead-front does not fit properly over main breaker

Panel Bonding:

"Green Screw" bonding

Breakers

Room for expansion / Additional circuits

Service Panel Rating:

200 amps (125/240 volts)

Circuits labeled

No determination was made of individual circuit distribution or accuracy of any circuit labeling. I recommend tracing and labeling, or confirm correct labeling, of all circuits.

High Voltage Surge Arrestor **NOT** Present/Recommended

VOLTAGE SURGES:

Voltage surges can be a costly example of the power interference that occurs in Buildings every day. This momentary rise in voltage can start inside or outside a Building and damage sensitive electronic equipment such as computer, Building entertainment center, treadmills, and all the other -- often expensive -- equipment found in most Buildings today.

Whole Building surge arrestors should be installed at the Building's electrical service panel by professional, licensed electrical contractors. There are dozens of different makes, models and styles of surge arrestors on the market, which vary greatly in both price and quality. The type and size of the service panel, how full the panel is, as well as the investment in appliances and electronic devices that need to be protected all play a role in determining which surge arrestor should be installed. Your service professional, after inspecting the Building and service panel, will make the recommendation as to the appropriate product to be installed.

"Lock-Out" Devices:

Dishwasher lock-out device:

Present

#13 Breaker (not legible)

Present

Current standards require "lock-out" devices on appliances that are "hard-wired" back to the electrical panel disconnect (unless the appliance is in the line of sight of the electrical panel). This is for the safety of persons servicing the appliances.

For improved electrical service the licensed electrical contractor can install these lock-out devices on older breakers.

Service Rating (size):

200 amps (125/240 volts)

Electrical System Grounding & Bonding:

Grounding:

Utility company transformer ground

Not inspected---verification of proper grounding recommended

Water Pipe Grounding:

NA/Plastic

Service UFER grounding (CEE-Concrete Encased Electrode) Location of connection:

Connection to foundation rebar:

Behind cover plate near electrical panel

This type of grounding is accomplished by connection to wires/rebar buried in the house footings/foundation.

Cover not opened, should be verified

Amperage present on grounding conductor at time of inspection:

Ground Wire:

Neutral wire with main breaker off

Amperage detected at time of inspection:

.10 to .03 amps

Bonding:

Gas Pipe Bonding:

Behind cover plate near electrical panel

Cover not opened, should be verified

Low voltage system bonding:

Phone system grounding seen at:

Inter-system bonding terminal (wire present)

Grounding of system **not determined**----have electrician verify when they are at the home for some other reason

Cable system grounding seen at:

Inter-system bonding terminal (wire present)

Grounding of system **not determined**----have electrician verify when they are at the home for some other reason

Appliance Disconnect, Remote Distribution Panel (Sub-Panel) #1:

MFG: EATON

Air Conditioner

GFCI protected service receptacle within 25 feet of unit:

Neutrals/Grounds properly separated

Fuses

30 amps

Appliance Remote Distribution Panel Rating:

30 amps

Breaker at Service Panel

30 amps

Size of feeder to Appliance Remote Distribution Panel:

Copper

Size:

#10 awg (may be one size larger)

Distribution Wiring:

All wiring is required to terminate in appropriate junction boxes with covers, which should be accessible.

Copper:

Wiring in Conduit (Rigid and Flex)

Minimal/Incidental to specific appliances

Furnace

Air conditioner

<2 %: Estimated % of home wired in conduit

Grounded Non-Metallic Sheathed Cable (commonly called romex)

>98 %: Estimated % of home with "Grounded" Non-Metallic Sheathed Cable

Outlet Cover Plates (Switches, Receptacles, Junction Boxes etc.)

No defects noted

Receptacle Outlets:

Important information about replacement of Receptacles:

As of July 1st, 2014, any receptacle replaced in a home must be provided with AFCI protection when the receptacle is being replaced in circuits that require AFCI protection (See AFCI section of this report below). This can be accomplished at the receptacle itself, at a point downstream of the receptacle or at the panel where the circuit originates. Whenever possible protecting the entire circuit is considered best practice.

In the context of any electrical panel replacement, the installation of AFCI breakers on all circuits that currently require AFCI protection is considered best practice.

A note about the limitations related to the testing of receptacles:

While I attempt to check readily accessible receptacles in the course of the inspection, it would be rare to check them all in every instance. Also, even receptacles that are tested can still have installation errors not identified in the course of the inspection. Each type of tester (and I utilize several) have limitations as to what they will find, including false positives as well as false negatives. Typically, standard defects related to how receptacles are wired are not costly to correct, and defects discovered after the inspection should be corrected as necessary. Defects found at one location should be anticipated at other locations as well.

Grounded

100% Grounded (estimated % of random sample)

Some receptacles are controlled by switches

Tamper Resistant Receptacles (required after June 6, 2009):

Present at all observed receptacles

Important information about Tamper Resistant Receptacles:

By current regulations in place in Washington State, any receptacle that is replaced in a home is required to be replaced with a Tamper Resistant Type Receptacle. There are a few exceptions detailed in the links below.

For more information on Tamper Resistant Receptacles please visit the following link:

More absolutely shocking news!

Washington State Amendments to the NEC regarding Tamper Resistant Receptacles

Lighting Outlets:

LED bulbs noted----verify if bulbs convey with transfer of property

Exterior lights

Some functioned normally at time of inspection by switch---verify others to your satisfaction

Function not determined at some locations

Determining function of lights that have motion detectors and or light sensors is beyond the scope of a Standard Home Inspection. It is usually easier to verify the function of these lights when it is dark outside and most can be adjusted and have instructions printed on the fixture. These fixtures often have dead bulbs. Verify proper function and maintain as necessary.

Light fixtures switched from multiple locations are present in the home

Lights that are switched from multiple locations (like 3-way and 4-way switches) can sometimes be wired improperly so that if one of the switches is in the wrong position the lights will not work from the other location. This miswiring of switches is often not found during the course of a Standard Home Inspection due to not testing the circuit with all possible combination of options. When this condition is discovered, repairs are usually quite simple when performed by a licensed electrician.

Can Lights:

Present at many locations

Ceiling fans present:

No determination is possible as to the adequacy of attachment to the ceiling

Locations:

Master Bedroom

Operated using normal operating controls

NW Bedroom

Operated using normal operating controls

GFCI: Locations:

Ground **F**ault **C**ircuit **I**nterrupters present in **Circuits**

Ground **F**ault **C**ircuit **I**nterrupters present in **Service Panel**

Ground fault circuit interrupters (GFCI) can help prevent electrocution inside and outside the home. GFCIs are an effective means of protecting against electrical shock, however, they must be tested regularly -- UL recommends once a month -- to verify they are working properly.

1. Push the "Reset" button located on the GFCI receptacle, first to assure normal GFCI operation.
2. Plug a nightlight (with an "ON/OFF" switch) or other product (such as a lamp) into the GFCI receptacle and turn the product "ON."
3. Push the "Test" button located on the GFCI receptacle. The nightlight or other product should go "OFF."
4. Push the "Reset" button, again. The light or other product should go "ON" again.
5. Circuit breaker type GFCI devices are checked by pushing the test button on the breaker---these breakers also have "self-testing" capabilities---they still should be tested manually however per manufactuer's instructions.

[X] **Maintain**

Bathroom GFCI's:

All located Bathroom Receptacles tested as GFCI protected where **currently required**

Kitchen GFCI's:

All located Kitchen Receptacles tested as GFCI protected where **currently required**

Dishwasher GFCI

GFCI breaker in service panel

Refrigerator on GFCI

Current requirements call for the refrigerator to be GFCI protected if the receptacle is located within 6' of the edge of a sink. **I recommend frequent monitoring of these receptacles and installation of both visual and audible alarms to warn you of loss of power to the freezer is recommended.**

[X] **Maintain**

GFCI protected

Laundry Area GFCI's:

All located Laundry Area Receptacles tested as GFCI protected where **currently required**

Exterior GFCI's:

All located Exterior Receptacles tested as GFCI protected

Garage GFCI's:

Garage Receptacles that were tested, tested as GFCI protected

AFCI:

Arc **F**ault **C**ircuit **I**nterrupters present in **Service Panel**

"Combination" rated AFCI

An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. They should be tested monthly by the homeowner.

To test the AFCI, turn OFF all loads downstream of the circuit breaker. Make sure power to the electrical panel is ON and AFCI circuit breaker handles is in the ON position. Push the blue (sometimes yellow) test button on the AFCI circuit breaker. If the circuit breaker is operating correctly, it will trip, and the handle will move to the tripped (center) position. Remember to reset the AFCI circuit breaker by moving the handle to the OFF position and then back to the ON position. If these procedures fail contact a licensed electrical contractor.

After July 1st, 2014, AFCI type breakers became required on most 125 volt 15 & 20 amp circuits (family rooms, kitchens, laundries, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas).

[X] **Maintain**

Where present and where required by current standards:

18, AFCI breakers in Panel

13 Dual function Combination AFCI/GFCI

5 Combination AFCI

AFCI Breakers functioned using test button

All (tested) Outlets (receptacles, appliances,lighting, smoke alarms) required by the 2014 NEC to be AFCI protected tested as AFCI protected

(kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas)

Smoke Alarms:

*** Clean regularly. Dust and debris will interfere with normal operation.**

*** Replace batteries at least once a year---or better yet install 10yr type batteries.**

*** Schedule regular maintenance and tests.** **The Consumer Products Safety Commission recommends checking these alarms every Spring & Fall time change. Tests should be performed according to manufacturer's instructions.**

It is not usually possible in the context of a home inspection to determine whether smoke alarms are Ionization type or photoelectric type

Bedroom(s) includes rooms that could be used as sleeping areas

Present in all bedrooms

Main Floor Level

Smoke alarm present

Second Floor Level

Smoke alarm present

Carbon Monoxide Alarm/detector's):

Carbon monoxide (CO) is a colorless, odorless, poisonous gas. It is produced by the incomplete burning of solid, liquid, and gaseous fuels. Appliances fueled with natural gas, liquefied petroleum (LP gas), oil, kerosene, coal, or wood may produce CO. Burning charcoal produces CO. Running cars produce CO. The initial symptoms of CO poisoning are similar to the flu (but without the fever). They include: headache, fatigue, shortness of breath, nausea, dizziness. Many people with CO poisoning mistake their symptoms for the flu or are misdiagnosed by physicians. For more information about Carbon Monoxide see the Consumer Products Safety Commission website at:

Carbon Monoxide Information, http://www.cpsc.gov/CPSCPUB/PUBS/466.html

*** Clean regularly. Dust and debris will interfere with normal operation.**

*** Replace batteries at least once a year.**

*** Schedule regular maintenance and tests.** **The Consumer Products Safety Commission recommends checking these alarm/detectors every Spring & Fall time change.**

In conjunction with House Smoke/Alarm Detectors

Presence noted at different floor levels:

Present at Main Floor level

Presence noted near sleeping areas:

Present at **Main Floor** level sleeping areas

Present at **Second Floor** level sleeping areas

Two locations

Door Bell:

Front Door Bell

Functioned (chime heard)

Transformer noted at:

Not found

ELECTRICAL

GENERAL ELECTRICAL SAFETY WARNING: Even if the electricity has been turned off at the main disconnect, sections of the electrical system prior to the main breaker are still charged with electricity and can be lethal if contacted. I recommend that all changes/corrections made to the electrical system be performed by a licensed electrical contractor.

401 Electrical Service (as relates to Electrical Utility):

[x] Repairs/improvements recommended and/or necessary

The electrical service is the set of wires that run from the street or power pole to the main breaker panel or fuse box. In this home the service runs underground. Evaluation of the underground portion of these systems is limited to the portions that show above ground.

At the NW corner of the property there is an in-ground utility company junction box. The lid of this box should be sealed to prevent unwarranted access. In this case the latching mechanism does not appear to be engaged properly and the cover easily lifts off. I recommend contacting the appropriate utility for immediate repairs to this condition for electrical safety.



[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**

402 Electrical Service Panel:

[X] Repairs/improvements recommended and/or necessary

Proper access to the service panel is not possible storage located in front of the panel was removed. Minimum clearances of 30" wide and 36" deep in front of the panel, and from the floor to a height of 6'-6" above the floor is required is required. I recommend that proper clearances be maintained. Proper access should be maintained for both servicing and access during an emergency or to reset tripped breakers.

[X] **Safety**
[X] **Maintain**

The bottom left EATON breaker that was added in the installation of the AC unit is different from the manufacturer of the panel. It is likely OK, but should be checked by the electrical contractor in the context of other electrical repairs at the home.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**

403 Remote Electrical Distribution Panel(s) (Sub-Panels)**:**

[X] N/A

403 Remote Electrical Distribution Panel(s) (Sub-Panels) **& Generators:**

[X] No defects noted, visual limitations apply

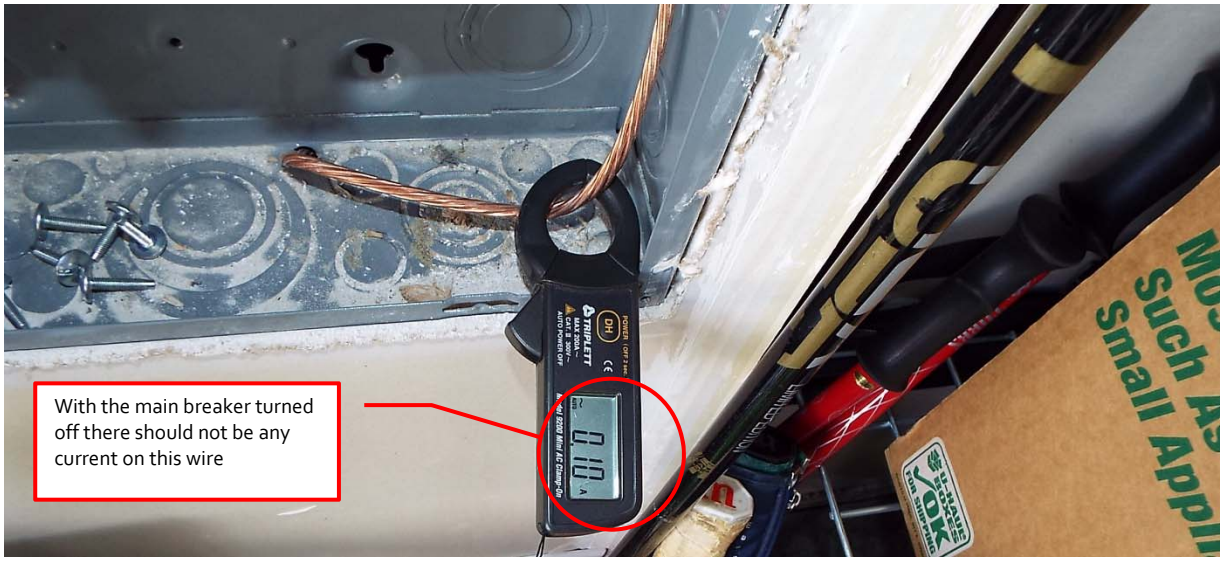
Remote Distribution Panels (Sub-panels) are other electrical panels in the home that do not contain the service wiring. Distribution Panels may be found in larger homes for improved accessibility and/or convenience, detached buildings such as garages or used to create room for additional circuits after the Service panel is full.

The panel for the Air Conditioner disconnect is a remote distribution panel (sub-panel).

404 Electrical System Grounding & Bonding:

[X] Repairs/improvements recommended and/or necessary

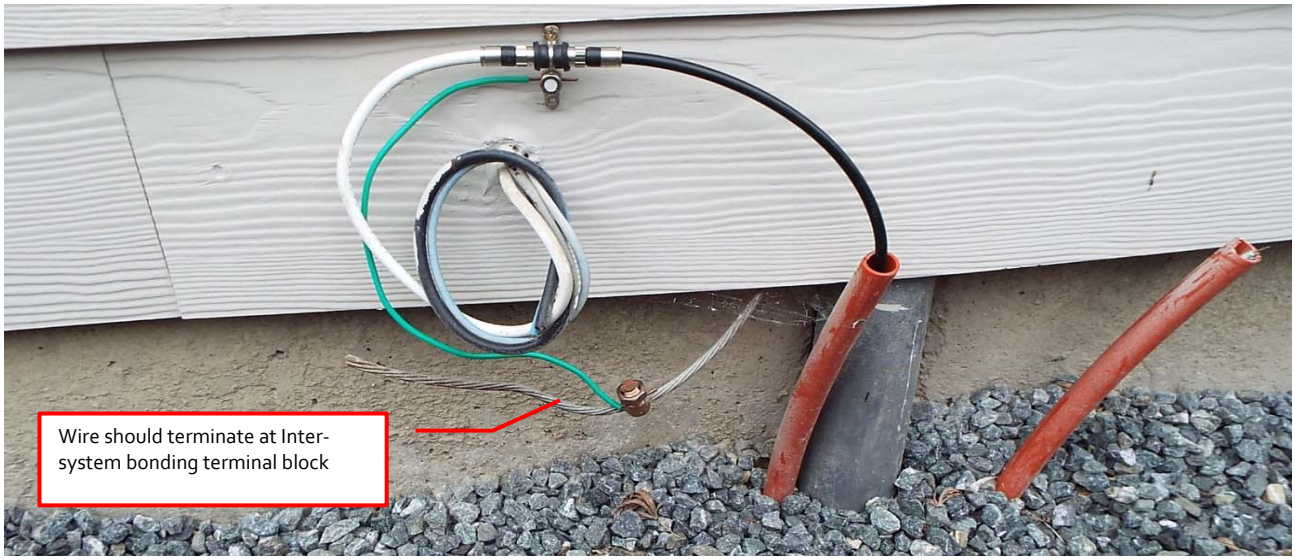
With the main breaker turned off there was noted to be a small amount of amperage present on the neutral/ground conductor. This is consistent with either current flowing into the panel to the transformer or the other way around. It could also be coming into the house grounding system on the low voltage utility ground. There should not be any current on this wire when the main breaker is shut off. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed electrical contractor.



http://ecmweb.com/bonding-amp-grounding/shocking-truth-about-grounding-electrode-conductors

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**

The inter-system bonding terminal for the low voltage utilities is not in place. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed electrical contractor in the context of other electrical repairs at the home.



[X] **Repair/Replace/Install**
[X] **Safety**

405 Distribution Wiring:

[X] No defects noted, visual limitations apply

406 Lighting:

Including Can Lights & Paddle Fans:

[X] No defects noted, visual limitations apply

Testing of the electrical system within a home includes random testing of receptacles, switches, and lights.
Can Lights often have improper bulbs installed in them. A chart of the proper size & type of bulb allowed in a particular fixture can be found by removing the bulb and looking at the inside of the fixture. I recommend that upon taking possession of the home that all can lights be checked for proper size & type of bulb.

Can lights, whether modern air-tight type cans or older non-insulation contact cans, can be a major contributor to heat loss and air movement into roof structures. This is difficult to determine during the course of a home inspection but if moisture issues are apparent or become apparent in the roof structure, these lights should be considered one possible cause of the issue. Blower door tests can be performed to determine how well sealed can lights are.

407 Receptacles:

[x] No defects noted, visual limitations apply

Testing of the electrical system within a home includes random testing of receptacles, switches, and lights. Receptacles are tested for proper grounding and polarity.

The receptacles throughout the home are Tamper Resistant type receptacles as required. There is a small "learning curve" with how to plug things into these receptacles. It may seem more difficult that non-tamper resistant type that we are all used to.

[X] **Maintain**

408 GFCI Receptacles/Breakers:

[x] No defects noted, visual limitations apply

GFCI outlets (Ground Fault Circuit Interrupt) have evolved over the years both in function and as to where they are required. They are currently required at: receptacles at kitchen countertops, within 6' of all sinks, dishwashers, laundry rooms, bathroom receptacles, exterior receptacles, garage and unfinished basements, crawl spaces, hot tubs, whirlpool baths, swimming pools, water features, sump & ejector pumps and other locations. It is recommended that older style GFCI receptacles and breakers be tested monthly. New breakers and receptacles are "self-testing" and are preferred as they eliminate having to remember to test them or keeping receptacles accessible for testing. Upgrading to self-testing GFCI breakers and receptacles is recommended.

You might want to consider a power outage alarm for the refrigerator/freezer in the garage. It is plugged into a GFCI protected circuit and the circuit could be off without your knowing it.

[X] **Upgrade**

[X] **Maintain**

409 AFCI Protected Outlets:

[x] No defects noted, visual limitations apply

410 Smoke Alarms:

[x] Repairs/improvements recommended and/or necessary

At the time of inspection smoke alarms are not tested. I recommend that prior to move-in, that all smoke alarms be tested according to manufacturer's recommendations and that their batteries be replaced. It is recommended that smoke alarms that are older than 5-7 years should be replaced by a licensed electrical contractor if they are hard-wired; and replaced by the homeowner/handyperson if they are battery operated.

For optimum safety, hard-wired smoke alarms with backup batteries are recommended in each bedroom, and hallways outside of bedrooms. At least one smoke alarm should be installed on each floor of the home. Alarms must be maintained free of dust and debris which can interfere with operation.

Smoke alarm technology is evolving and current wisdom is going in the direction of recommending that only Photoelectric smoke alarms be installed in the home due to the nuisance tripping and other human factors involved with misuse and maintenance associated with Ionization type smoke alarms. It is not possible in the context of the home inspection to determine why types of alarms are installed in the home. You are encouraged to install and maintain any type of alarm in the home and you are encouraged to upgrade alarms to photoelectric type alarms. See the following link for a discussion of Ionization vs. Photoelectric Alarms:

http://buellinspections.com/wp-content/uploads/2012/10/Ion-vs-Photo-Smoke-Alarms-CREIA-092312.pdf

Silent Alarms; Deadly Differences http://www.ashireporter.org/HomeInspection/Articles/Silent-Alarms-Deadly-Differences/2537

Houses this age require the alarms to be interconnected. When one "sounds" they all should sound. The electrical codes now allow for the installation of wireless, interconnected type smoke alarms. It typically is not possible to determine why types of alarms are installed in the home.

The smoke alarms throughout the home are likely "ionization" type alarms. I recommend upgrading to Photo-electric type alarms or verifying that those currently installed are photo-electric type.

[X] **Upgrade**
[X] **Safety**
[X] **Maintain**

411 Carbon Monoxide Detectors:

[X] Repairs/improvements recommended and/or necessary

At the time of inspection Carbon Monoxide alarm/detectors are not tested. I recommend that prior to move-in, that all Carbon Monoxide alarm/detectors be tested and have their batteries replaced. It is recommended that Carbon Monoxide detectors that are older than 5 years should be replaced by a licensed electrical contractor if they are hard-wired; and replaced by the homeowner/handyperson if they are battery operated. These devices are currently required, according to Washington State Law to be maintained by the tenant/homeowner according to the manufacturer's recommendations/instructions.

For optimum safety, Carbon Monoxide alarm/detectors are required in the immediate vicinity of bedrooms and on each floor level of the home. Alarm/detectors must be maintained free of dust and debris which can interfere with operation.

Please be aware that residential Carbon Monoxide detectors are cumulative and are designed to not sound with low levels of carbon monoxide. Some people are more susceptible than others to low levels of carbon monoxide and I consider it prudent to familiarize yourself with the symptoms/warning signs of Carbon Monoxide.

CARBON MONOXIDE http://buellinspections.com/so-you-think-you-know-everything-there-is-to-know-about-co-detectors

Combination type alarms can be problematic even while meeting "legal requirements" for installation. Carbon Monoxide detectors in conjunction with Ionization type smoke detectors is problematic due to the poor ion technology (see links under smoke detectors previous to this section). The devices also have different life spans. **For best protection, combination type alarms should not be used.** The International Association of Fire Fighters (IAFF) specifically recommends against installing combination alarms.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**
[X] **Maintain**

Inspection Limitations / Exclusions:

Insulation in Attic
Insulation in Crawl Space
Furnishings / Storage prevented access to most receptacle outlets
Very poor access to garage

Low voltage wiring systems, including timers and sensors, are not part of this inspection.
Security and alarm systems are not within the scope of this inspection.
Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, etc.,) is not performed as part of a standard home inspection.

Unless otherwise noted no determination is made as to whether any electrical component has the proper UL Listing. Permanently installed light fixtures made in other countries sometimes do not have the proper UL Listing indicated on them.

Washington State, Home Inspector Standards of Practice related to the Heating & Cooling:

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) The inspector will:

Describe the type of fuel, heating equipment, and heating distribution systems.
Operate the system using normal readily accessible control devices.
Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
Inspect the condition of normally operated controls and components of systems.
Inspect the condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
Inspect visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
Inspect each habitable space in the home to determine whether or not there is a functioning heat source present.
Inspect spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
Inspect electric baseboard and in-wall heaters to ensure they are functional.
Report any evidence that indicates the possible presence of an underground storage tank.
Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Ignite pilot lights.
Operate heating devices or systems that do not respond to normal controls or have been shut down.
Operate any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
Inspect or evaluate heat exchangers concealed inside furnaces and boilers.
Inspect or evaluate any heating equipment that is not readily accessible.
Inspect or evaluate the interior of chimneys and flues.
Inspect or evaluate installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
Remove covers or panels that are not readily accessible or removable.
Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
Determine the capacity, adequacy, or efficiency of a heating system.
Determine adequacy of combustion air.
Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

GAS HEATING SYSTEM:

Gas fireplace discussed later in this report:

High-Efficiency, Category IV (84% and above)

The life expectancy of a gas fired furnace is approximately 15 to 20 years. This figure can vary widely depending on many factors. Newer furnaces (less than 5 years old) should be serviced at no less than two year intervals, while furnaces that are 5 years old or older should be serviced annually.

The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of the heat exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for a full evaluation of heat exchanger conditions, particularly if the unit is beyond 10+ years old or any wear is exhibited.

Location: Garage
Secondary pan present under HVAC unit
Drain present
Terminates at:
Garage
Make: Rheem
Unit appeared to operate using thermostat controls
63 degrees F ambient outdoor temperature at time of inspection
BTU Rating:
Furnace may be undersized for the size of the house---consult with HVAC contractor

Down-flow type furnace:
Furnace BTU Input:
Maximum
84,000

Est. Age (mfg): **2014**
2 Years old
Access to heating unit:

Accessible

Keeping stored items away from the unit is recommended

Visual Condition & Operation of heating unit:

Last Service Date (according to sticker at furnace):

Date of last service not determined

N/A, New Furnace

Drip Legs & Sediment Traps:

Drip Legs:

A "drip leg" is located at the lowest point in the gas line system, and there may be more than one "lowest point" in that it is seldom that the gas piping is run horizontally or at a continuous slope, meaning the gas piping is usually run up and around things, then back down and around things, then back up, and each low point would require a drip leg IF the gas was considered to be wet gas. Generally the NW has what is considered to be "dry gas" and a drip leg may or may not be present.

None noted

Sediment Traps:

A "sediment" trap is located as close to the appliance as possible and is designed to filter out any small amounts of debris in the pipes that might be in the gas-stream that could clog the valves of the appliance. It is required to be located house side of the gas shut-off for the appliance.

Present---(Appliance side of shut-off valve)

Venting:

Plastic vent and combustion air-intake to exterior, forced draft (combustion/dilution air brought in from exterior of building)

Condensate drains by gravity

Terminates at exterior at:

East side of home

Vents plumbed backwards at exhaust cap

Air Filter

Filter location

Plenum on the side of the furnace

Filter not inspected

Clean air filters not only improve the living environment, they also help maintain the furnace components by providing proper cooling of the internal parts and reducing dust accumulation in key components. Pleated and electrostatic type filters can provide improved filtration over conventional fiberglass or mesh filters. Electronic air cleaners provide exceptional air filtration.

[X] **Maintain**

Appliance Gas Shut-Off Location:

Present----within 3' of furnace

Flexible Gas connector present

Electrical shut-off switch:

Present

Fuel System Shut-Off Location:

Gas Meter Location:

East side of home/building

The gas meter is typically the property of the local utility. All concerns regarding the meter should be directed to the gas utility.

Tracer wire present

Where the gas pipe comes out of the ground to the meter there is often a Yellow (usually) Tracer wire. This wire is not supposed to be connected to anything and is only there to assist anyone trying to locate the underground plastic pipe out to the street.

Seismic shut-off **NOT** present/but recommended

Meter regulator-vent appears un-obstructed

Air / Conditioner:

Washington State, Home Inspector Standards of Practice related to the Heat Pumps & Air Conditioners:

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

(1) The inspector will:

Describe the central air conditioning system and energy sources.

Operate the system using normal control devices and measure and record temperature differential.

Open readily accessible access panels or covers provided by the manufacturer or installer.

Inspect the condition of controls and operative components of the complete system; conditions permitting.

Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

Activate cooling systems that have been shut down.
Inspect gas-fired refrigeration systems.
Inspect evaporative coolers.
Inspect wall or window-mounted air-conditioning units.
Inspect the system for refrigerant leaks.
Check the coolant pressure/charge.
Determine the efficiency, or adequacy of the system.
Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.

Through the wall type air conditioners are not inspected in a Standard Home Inspection

This system is designed to provide cooling for the home.

Clean air filters not only improve the living environment, they also help maintain the Air Conditioner components by providing proper cooling of the internal parts and reducing dust accumulation in key components.

[X] **Maintain**

Plenum coil:

Compartment not opened---to be inspected when the furnace is serviced

Condensate pan:

Pan present

A pan to collect condensate in the event of leaking is required under condensing (Category IV) furnaces when leaking could cause damage to the structure.

Drain pipe present

Terminates east side of garage adjacent to unit

Outdoor component location:

East side of home

Make: **Lennox**

Model #: XC14-042-230A07

Serial # 5815F14732

RLA: **17.9** Rated Load Amperage

FLA **1.7** Fan Load Amperage

20 Minimum Circuit Ampacity by calculation

R410-A Refrigerant

TONS: **3**

BTU's: **33600**

Maximum Fuse/Breaker Size:

40 amps per data plate

Minimum Circuit Ampacity:

24 amps per data plate

Est. Age (mfg): **2015**

1 Years old

Unit sets Level (within 10 degrees)

Electrical disconnect:

Disconnect present

See information in the Electrical section of the report related to Appliance Disconnects

A service disconnect located within sight of the exterior unit is often required and generally advisable for all systems.

MAINTENANCE/SERVICE – Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to Mold or Mold-like/Fungal Growth .

The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

[X] **Maintain**

Programmable Thermostat

The specialized function of this unit may have prevented cooling system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system.

According to standard manufacturer guidelines, the electric power to a cooling or heat pump system (whether controlled by fuse or breaker) needs to be on 12 to 24 hours prior to activation/inspection. Lack of confirmation of pre-test power for this time period precludes the ability to inspect the system.

Tubing insulation:

(Modern requirements call for both lines to be insulated to a minimum of R-6 which is typically accomplished with foam insulation with a nominal wall thickness of 3/4." R-value of insulation often cannot be determined in the course of a Standard Home Inspection.)

Large tube (suction line) insulation

Tube is insulated

The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Temperature Splits (Air Conditioner):

Temperature at Supply Register:

51

Temperature at Return Register:

68

17F Temperature Difference

There should be a 15-20 degree F difference in temperature between the return air duct and the supply air ducts, after about 10 minutes of operation, to get a rudimentary indication of whether the unit is functioning properly or not. When there is less of a differential or a greater differential further evaluation by a qualified HVAC contractor may be warranted.

Distribution:

Heat Register Covers:

Dampers are common in the heat registers throughout the home. The Standard Home Inspection will not verify proper function at all locations or even most locations. Function should be verified and registers replaced where damaged. Generally speaking registers should be left open to provide even heating throughout the home.

Present at all visible locations

Ductwork:

Ductwork Interiors: It is typically not possible to evaluate the interior of ductwork as to condition or the presence of detrimental materials or other conditions. Hidden conditions can include evidence of rodent and/or other vermin activity, dust/debris, water, vegetation, tobacco smoke etc.

Crawl Space Ductwork:

Ductwork insulation in **crawl spaces**

Ductwork is insulated

Duct cleaning:

Heating ducts can accumulate dust over time. Under most conditions, where filters are properly maintained, cleaning of ductwork is discouraged. Properly cleaning ductwork is more complicated than merely hiring a duct cleaning contractor and having the ducts "cleaned." Standard cleaning protocols can result in introducing more dirt particles into the indoor environment than would occur had the ducts been left alone. There is significant evidence to support the idea that the dust inside ductwork actually acts as a filter itself to promote clean air in the home. Obviously if the ductwork becomes contaminated with toxic chemicals, or have been flooded etc will need to be cleaned and/or possibly be replaced. Ductwork must be adequately protected from dust during remodeling activities and if this is not done the ductwork will likely require cleaning and/or replacement.

X **Maintain**

Whole House Air-Change Fan:

Integrated with Forced Air Heating System

Timer Location:

On side of furnace

Controls fan at:

Furnace blower

Air intake location:

East side of garage

Screen is clear

Automatic damper in duct to air return

Automatic damper was "audibly" functional

Manual function:

Appeared to function normally

Automatic Function (controlled by timer)"

Appeared to function normally

Integrated with Laundry Exhaust Fan:

Timer Location:

Laundry room

Air intake location:

Means of air intake not known

Likely relies on "general infiltration at doors and windows"

"General infiltration" generally not permitted in this type of construction

Should be tied to automatic damper at furnace

Many newer homes have windows with air inlet vents that allow controlled entry of fresh air into the home usually in conjunction with mechanical ventilation fans on timers. These opening clog with lint/debris overtime and must be periodically cleaned/maintained.

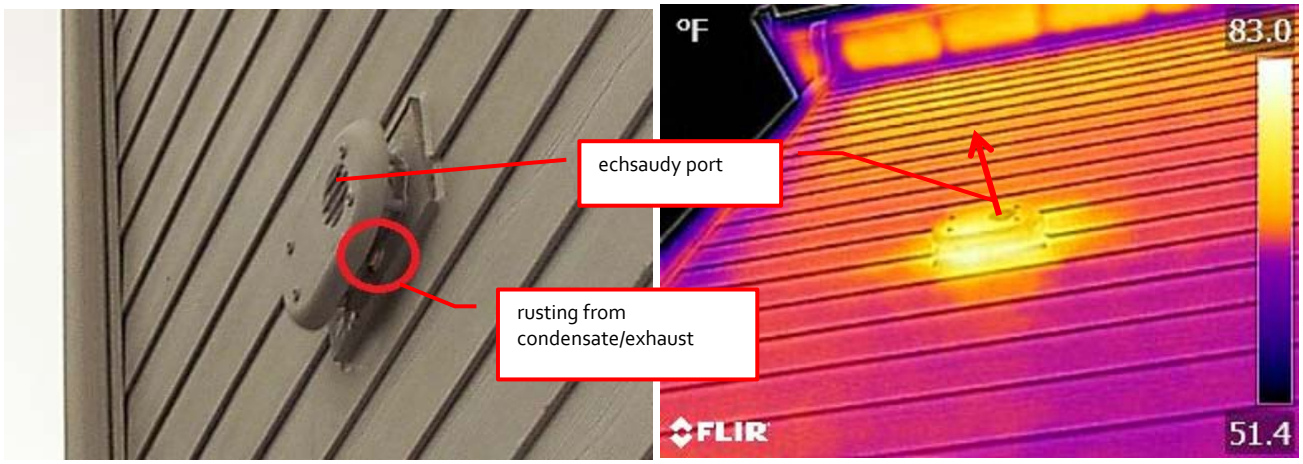
HEATING & COOLING

I recommend that all changes/corrections made to the Heating / Cooling / Ventilating Systems be performed by a qualified Heating/Cooling/Ventilation Company.

501 Heating/Cooling Unit(s) & Venting & Combustion:

[x] Repairs/improvements recommended and/or necessary

The vents to the exterior exhaust/intake cap at the East side of the home are plumbed backwards such thaty exhaust blasts agains the siding instead of flowing out the hole designed for the vent. This can result in poor function of the furnace and damage to the siding. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed HVAC contractor or other qualified party.



[x] **Evaluate**
[x] **Repair/Replace/Install**
[x] **Safety**
[x] **WDO** (Wood Destroying Organisms & conducive conditions)

502 Heating & Cooling Distribution:

[x] No defects noted, visual & seasonal limitations apply

503 Air Filtration:

[x] Repairs/improvements recommended and/or necessary

Today's weather tight homes trap airborne particles inside where everyday household contaminants can become increasingly concentrated. The result: indoor air can be up to five times more polluted than the air outdoors. An excellent way to help mitigate these issues is to have an Electronic Air Cleaner Installed. Contact a licensed heating and ventilation contractor and the link below for more information.

Indoor Air Quality, http://www.soil.ncsu.edu/assist/homeassist/IndoorAir/

[x] **Upgrade**
[x] **Evaluate**
[x] **Maintain**
[x] **Energy Conservation & IAQ**

504 Air Exchange Unit:

[x] Repairs/improvements recommended and/or necessary

According to the Heating, Refrigeration and Air Conditioning Institute, your home should have new, fresh air every three hours. In drafty older homes, built before the emphasis on energy conservation, fresh air exchange occurs naturally as stale air seeps out and fresh outside air is drawn in. But in a home that is tightly weatherized, it can take as long as 10 hours to bring in new air.

System 1

Sometimes air changes in the home is accomplished by a timer-controlled laundry exhaust fan. These typically will work in conjunction with air intake inlets at windows and/or leakage around doors and windows. Ask the seller if any setting instructions for the timer are available; if not, setting instructions can often be found by doing a manufacturer search on-line.

I could not determine how air is brought into the home for the air exchange fan. I recommend consulting with the licensed heating contractor to determine source of air and make repairs if deemed necessary. With no air intake the house can become depressurized resulting in pulling air/moisture into the building envelope where it might do concealed damage. Houses of the age and type of construction should not allow on "general infiltration" as a means of bringing fresh air into the home but given the poor air infiltration score on the energy score card this may indeed where fresh air is brought in (poorly sealed baseboards/sill plates, attic and crawl space accesses etc).

System 2

Sometimes the timer controlled exhaust fan works in conjunction with an air-intake with automatic damper tied into the heating system duct work. This allows for distribution of fresh air throughout the home. Ask the builder if any setting instructions for the timer are available; if not, setting instructions can often be found by doing a manufacturer search on-line.

The air intake screen is located at the east side of the home----I recommend maintaining the air intake screen free of lint/debris to provide proper air intake. I recommend cleaning the screens twice per year (or more) until a cleaning history and frequency can be determined. I also recommend that you be provided with all operating / maintenance instructions for this air exchange system, consult with the seller/builder to become familiar with the operation and maintenance of this system.

X **Evaluate**
X **Repair/Replace/Install**
X **Safety**
X **Maintain**
X **Energy Conservation & IAQ**

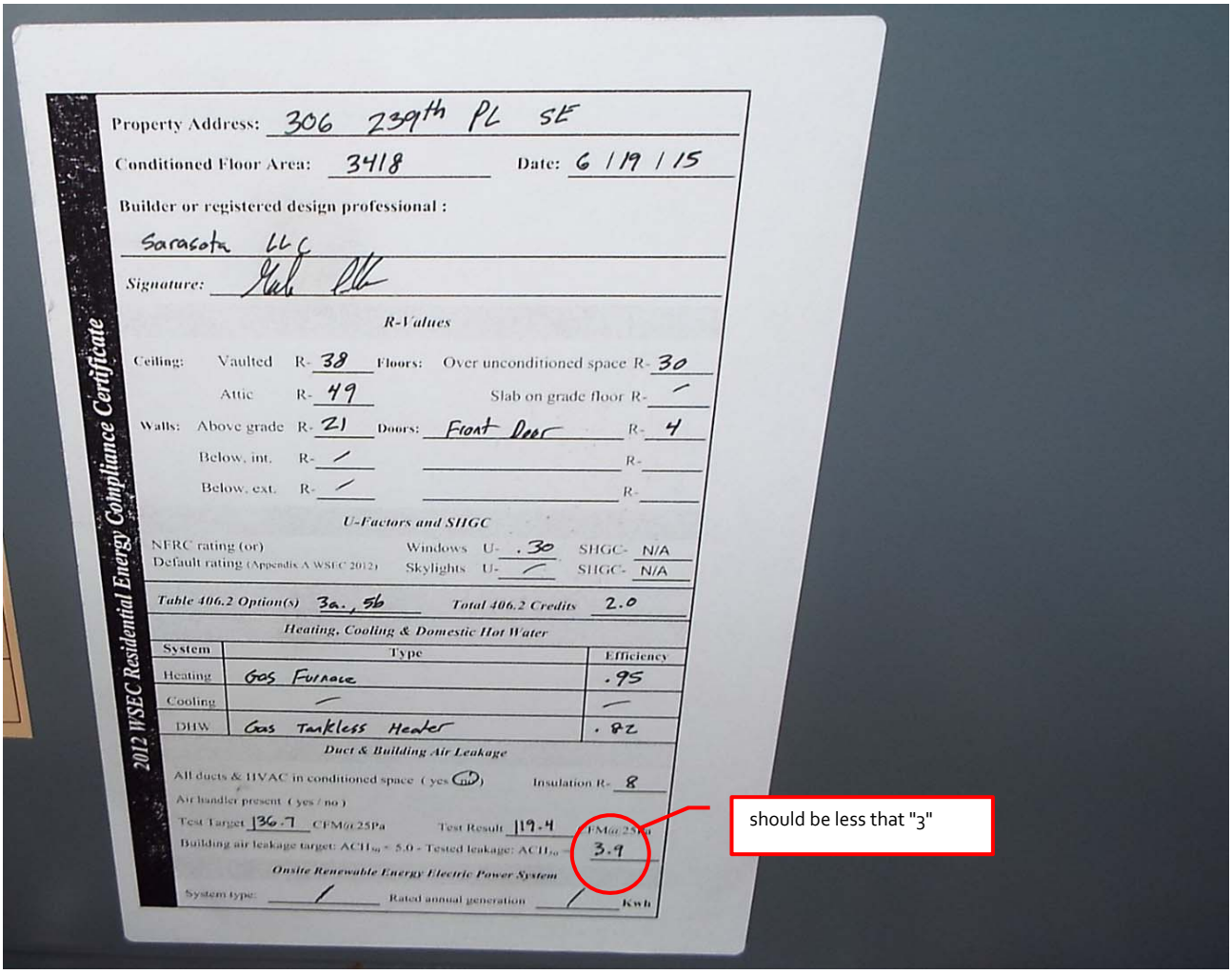
Whole-house air exchangers for cool climates helps reduce excess moisture problems -- like condensation on windows -- that contribute to Mold/Fungal Growth . It's the same principle as using your bathroom exhaust fan to remove moisture created by running the shower. For more information see the link below.

Home Ventilation, http://www.epa.gov/iaq/homes/hip-ventilation.html

X **Upgrade**
X **Safety**
X **Maintain**
X **Energy Conservation & IAQ**

Energy information sticker

Current Regulations: A permanent certificate shall be completed and posted on or within three feet of the electrical distribution panel by the builder or registered design professional. The certificate shall be completed by the builder or registered design professional and shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, below-grade wall, and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters. Air filtration rates should be less than 3 ACH (air changes per hour) at 50 pascals. This one is 3.9.



[X] Evaluate
[X] Repair/Replace/Install
[X] Energy Conservation & IAQ

505 Air Conditioning:

[X] No defects noted, seasonal limitations apply

Heating Inspection Limitations / Exclusions:

Storage around furnace
Indoor component of Air Conditioner not inspected
Ambient air temperature being too low
63 degrees F

Determination of heating or cooling system adequacy is beyond the scope of this inspection.
Thermostats are not checked for accuracy or timed functions.
Determining the presence of asbestos is beyond the scope of the inspection.

Washington State, Home Inspector Standards of Practice related to the Plumbing:

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.
Report the presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

Report the presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.
Report the presence of the temperature and pressure relief (TPR) valve and associated piping.
Report whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.
Operate fixtures in order to observe functional flow.
Check for functional drainage from fixtures.

(2) The inspector is not required to:

Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

Inspect any system that is shut down or winterized.
Inspect any plumbing components not readily accessible.
Inspect floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.
Inspect fire sprinkler systems.
Inspect water-conditioning equipment, including softeners and filter systems.
Inspect private water supply systems.
Inspect gas supply systems.
Inspect interior components of exterior pumps or sealed sanitary waste lift systems.
Inspect ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.
Test pressure or temperature/pressure relief valve.
Test shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.
Determine the potability of any water supply whether public or private.
Determine the condition and operation of water wells and related pressure tanks and pumps.
Determine the quantity of water from on-site water supplies.
Determine the quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

Ignite pilot lights.

WATER SUPPLY/WASTE DISPOSAL – Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of these systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Water Source:

Public Utility

House Water Supply Meter Location:

At street, NW corner of property

Main Water Shut-Off Location (s):

At Meter at street: even when there is a shut off located within the home the water to the home can always be shut off at the street.

Garage:

South side of Garage Interior

Water Pressure:

Please note that the water pressure to the home can vary considerably depending on supply controls of the municipality/utility. If at the time of inspection the water pressure is close to the high end of the scale (70psi), fluctuations above 70 psi can negatively impact the house and appliance piping connections. Excessive changes in flow over time should be further evaluated by a qualified plumber.

8o PSI, tested at:

Both outside faucets

Main Water Line:

Enters Home/Building at:

Crawl Space:

Under front entryway

Type of pipe:

Plastic (Polyethylene)

Diameter:

1-1/2" or maybe larger

Pressure Reducing Valve, location: (usually only present when water pressure is too high)

Garage:

East side above main water shut-off

Pressure regulators have screens inside the device that must be periodically maintained. Experiencing lower than normal flow throughout the home is sometimes an indication the screens need cleaning or are otherwise compromised.

Expansion Tank Present at Water Heater

Supply Piping:

Most of piping not visible

PEX (plastic):

Manufacturer and type of fittings not determined

In properly installed PEX plumbing systems the piping will be either insulated or otherwise covered. Typically determining the types of fittings and even the manufacturer of the piping itself cannot be readily determined.

Insulation:

Missing in some areas

Piping to on-demand water heater

Black Polyethylene (plastic):

Piping run to house

Outside Faucets:

Frost Free/Anti-Siphon type faucet, Locations:

South side of home

Turned on, under back-pressure, without leaking

Valve stem **drained** when test gauge removed (indicative of proper slope and that the valve is frost-free type)

Anti-siphon device:

Integral type present

Valve attachment:

Mounting block is cracked---caulk/sealant necessary

It is typically not considered necessary to use "Frost Covers" on frost-free type faucets. Slow leaks inside the cover can over time freeze the valve causing leaking. I recommend removing these covers.

Above Information not repeated in relation to other outside faucets.

NE corner of home

Turned on, under back-pressure, without leaking

Valve stem **drained** when test gauge removed (indicative of proper slope and that the valve is frost-free type)

Anti-siphon device:

Integral type present

Waste Destination:

It is it is not likely, sufficient water will be used during the course of the inspection that would duplicate actual use of the drainage systems of the home under all scenarios. Plugged drains are quite common in homes and the interior condition of drains can not typically be determined or predicted.

This is especially true of homes built prior to the mid 1960's when plastic piping became more common.

Public Sewer

Public Sewer (assumed but not verified)

Location of Main Stack Clean-Out(s):

Outside location:

None found

Several locations in crawl space

Drain / Waste / Vent Piping (DWV):

Most of drainage piping not visible

PVC (white plastic) drains:

"Purple" primer noted

Requirements for the priming of PVC pipe connections varies by jurisdiction. Some jurisdictions require the use of purple primer so that priming is more obvious. There are clear primers as well. Effectiveness of any plastic pipe connection is beyond the scope of the Standard Home Inspection---- unless it is obviously leaking.

Test plugs still in place

When the original plumbing system was installed, test caps were glued in place as part of what is required for testing the lines for leaks. Often these caps are left in place behind the finish screw-in plugs. While these caps do no harm by being left in place they will need to be removed when the lines have to be cleaned for any reason.

Plumbing Venting:

Vents extended through roof:

PVC vent pipes evident

Pipe Flashings:

No defects noted

Some flashings will need annual monitoring/maintenance or replacement

Rubber/Gasket type flashings.

These rubber gasket type pipe flashings are prone to leaking. It is not always possible to tell from a visual inspection if these seals around the pipe are effective. I recommend that if leaking occurs or when the home is re-roofed that these flashings be replaced with lead type flashings that protect the roof and fold inside the pipe at the top.

Kitchen island venting

Means of providing venting for the kitchen sink not determined

It is very common for kitchen island sinks to have poor drainage due to the difficulty of providing adequate venting. If drainage is a problem, or becomes a problem the installation of an air admittance valve under the sink by a licensed plumber could be one solution.

Two pipes in crawl space is consistent with a high loop in the wall behind the sink.

Gas Piping:

Type(s) of pipe:

Black Steel

CSST---Coated Stainless Steel

None seen

Water Heater Location:

Master Bathroom

Manufacturer:

Brand: **Rinnai**

BTU Rating:

180,000

Accessibility:

Proper access

Age (mfg): 2014

2 years old

Model #: RL75I

Serial # FL.CA-134089

Natural Gas

Gas Shut-off within 3' of heater

Drip Legs & Sediment Traps:

Sediment Traps:

A "sediment" trap is located as close to the appliance as possible and is designed to filter out any small amounts of debris in the pipes that might be in the gas-stream that could clog the valves of the appliance. It is required to be located house side of the gas shut-off for the appliance.

Present---(Appliance side of shut-off valve)

Coated Flexible Gas connector present

Demand Type Water Heater

ER Rating:

Not determined

The life expectancy of demand-type gas water heaters is generally considered to be about 15-20 years.

Inside Unit

Minimum 3/4" inlet and outlet pipe

Piping Insulated

Insulation missing

Minimum 1" gas pipe

Hot & Cold water shut-offs

Tank drain valve:

Present

Combustion/Dilution Air:

Taken from Exterior

Direct Vent/Air-Intake

Venting:

PRV (**P**ressure **R**elief **V**alve)

PRV present:

Drains to exterior at:

West side of home

Hot Water Temperature:

120 degrees F, "read-out" on heater

Tempering Valve:

Valve for localized control at Master Bathroom under right sink

Should not be necessary with tankless type heater

Water Supply Connections to Water Heater:

Flexible connectors present:

Overflow Pan:

Pan is missing

Pans are required when water from the heater can cause damage to finish materials

Expansion Tank Present

Expansion tanks are required to be "charged" with air to match the building water pressure to function properly. In the course of a Standard Home Inspection no determination is possible as to whether the tank is properly charged or functional at all. Have the licensed plumber verify proper charging and operation of the tank when they are at the home for other reasons.

Yard Irrigation System:

None Present

Fire Suppression System:

Fire suppression systems are not included in a Standard Home Inspection. These systems can be inspected at an additional cost, but are otherwise excluded. Typically I do check to make sure back-blow valves are in place and will note implications of observed defects in relation to components that are covered by this inspection (such as broken sprinkler heads and obvious leaking).

It is recommended that suppression systems be tested according to the manufacturer's testing recommendations.

System is part of water supply system and likely tied to operation of toilet or toilets

"Self purging" fire suppression systems use the same water as the rest of the domestic supply and stagnation of water is prevented by there not being any "dead-ends" in the sprinkler system lines. This is accomplished by ending at a toilet on each floor level typically. It is typically not possible in the context of a Standard Home Inspection to determine the exact configuration of these systems.

PLUMBING

I recommend that all changes/corrections to the Plumbing System be performed by a qualified plumber.

601 Water Service:

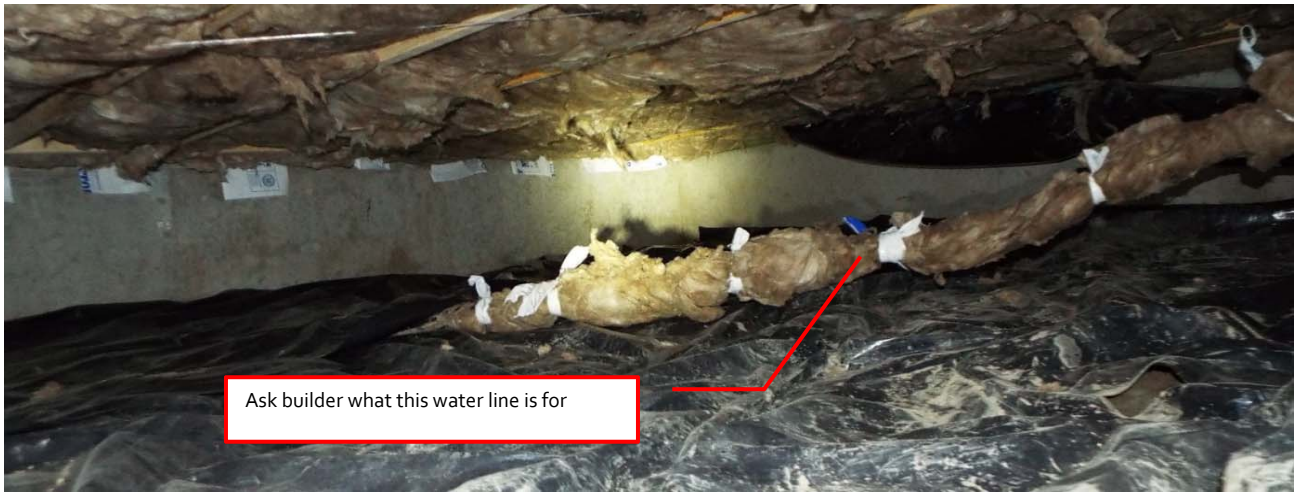
[x] No defects noted, visual limitations apply

602 Supply Plumbing:

[x] No defects noted, visual limitations apply

Water temperatures in excess of 120 degrees F should be lowered to avoid scalding burns.
A desirable level of static water pressure within a home is 40 to 70 pounds per square inch (psi).

I do not completely understand the water supply system to the home and I recommend fullty disccusing it with the builder to your satisfaction. The water meter at the NE corner of the property appears to feed the main water shut-off in the garage and the attached fire-suppression system at that location but also in the crawl space under the Dining Room area, there is a larger pipe I could not determine the purpose of, or where it goes.



[X] **Evaluate**
[X] **Maintain**

603 Drain, Waste & Vent Plumbing:

[x] No defects noted, visual limitations apply

Proper function and life expectancy of the main sewer drains is beyond the scope of this inspection. I recommend that if there are concerns about the function of the main sewer drain that it be evaluated by a licensed plumber with a Spectra-Scope. It is not likely in the course of the standard home inspection that large enough quantities of water will be drained to determine the adequacy of the drains. Proper function of house drain to the city sewer is beyond the scope of this inspection. I recommend that proper function be both determined and maintained. The best method to verify function is to have them inspected with a remote camera device. This is rarely a concern in new or newer homes.

604 Hose Faucets:

[x] No defects noted at the time of inspection

605 Sump(s) & Pump(s):

[x] N/A

606 Gas Piping:

[x] Repairs/improvements recommended and/or necessary

The type of piping run for the gas line to the outdoor fireplace could not be determined. Typically metal piping is not run long distances underground without proper protection. Such protection could not be determined. If Plastic type pipe there should be tracer wire installed along the length of the pipe. I recommend verification of proper installation of this pipe. Discuss with builder/plumber to your satisfaction.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**

607 Water Heaters:

[x] Repairs/improvements recommended and/or necessary

A pressure relief valve (PRV) is required on all on-demand water heaters to discharge any excessive pressure within the system. A discharge pipe should be attached to the Pressure Relief valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior. Most manufacturers suggest that homeowners test the PRV at least once a year by lifting the lever to ensure the valve discharges properly. The picture to the right shows a typical PR Valve. I do not test these valves due to the possibility that they may leak after testing. A leaking or inoperative PR Valve should be replaced immediately by a licensed plumber.



PR-Valve

When damage could occur if the water heater leaked, a leak pan should be installed below the water heater and drained to an approved location. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed plumber or other qualified party--discuss with builder.

From the Manuafacturer instructions: *The appliance should be located in an area where water leakage of the unit or connections will not result in damage to the area adjacent to the appliance or to lower floors of the structure. When such locations cannot be avoided, it is recommended that a suitable drain pan, adequately drained, be installed under the appliance. The pan must not restrict combustion air flow.*

- [x] **Evaluate**
- [x] **Repair/Replace/Install**
- [x] **WDO** (Wood Destroying Organisms & conducive conditions)

6o8 Fire Suppression System:

- [x] No defects noted, visual limitations apply

Make sure you obtain all necessary information regarding proper maintenance of the fire suppression system.

- [x] **Evaluate**
- [x] **Safety**
- [x] **Maintain**

Inspection Limitations / Exclusions:

Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, solar water heating systems etc.) are not evaluated unless specifically indicated.

Private water supply systems, waste disposal systems, and fire and lawn sprinkler systems are not inspected unless contracted for an additional fee.

The adequacy of the domestic hot water supply or temperatures was not determined.

The "Security" of any home is never absolute. At the time of inspection I assess the "basic functionality" of door and window locking mechanisms. No assessment of the individual or overall effectiveness of security is implied. Glass, frames, locks and other elements can be prone to "tampering" and are "limiting factors" of locking mechanisms/systems. All security devices and systems must be balanced against the ease of escape in the event of emergency. Concerns about the home's overall security system should be addressed by a licensed home security company.

While determining the presence of "Safety Glazing" in the home is beyond the Standards of Practice, I endeavor to identify safety glazing when possible to improve safety. In this report Safety Glazing is generically used to refer to any of the types of safety glazing including "Laminated Safety Glass", "Tempered Safety Glass" etc. The requirements for safety glazing in homes has changed over the years and varies from jurisdiction to jurisdiction. Questions of the appropriateness or lack of safety glazing in this home should be addressed to the local building department.

EXTERIOR DOORS:

Front Entry Door:

Wood

Weather-Stripping:

Side/top weather-stripping:

Weather-stripping is present on top and sides

Bottom of door weather-stripping:

Weather-stripping is present on bottom of door

Threshold:

Adjustable Type

Overall condition of door:

No defects noted for age

Hinges:

No defects noted

Lockset &Security mechanisms:

Locking mechanisms functioned under test

Dead Bolt

Dead-Bolt lock only

South Porch / Kitchen Door:

Double

Vinyl

Overall condition of door:

No defects noted for age

Lockset &Security mechanisms:

Locking mechanisms functioned under test

Double Pane Glass

Safety glass "etching" present

Screen Door:

Present

Not inspected

Door operated normally

WINDOWS:

Vinyl:

Double pane glass

Triple pane in Master Bedroom

"Warm Edge" type spacer present on all windows

Most manufacturers of Vinyl windows sell a line of window with spacers between the glass referred to as: "Warm Edge Spacers." While most insulated glass have spacers and sealing systems that maintain the seals for as long as 25 years, this type of spacer is known to fail in less than 10 years and replacement of the windows may be warranted within that time frame.

No signs of failure noted

Window Coverings/Blinds:

Blinds not operated

Security Bars:

INTERIOR DOORS:

Styles of doors:

Glass present in Some Interior Doors:

Safety Glass "etching" missing at some locations:

General Condition of doors:

Damaged/Missing bullet catches noted on some doors

Doors that don't **latch**:

Master Bathroom closet

Door Stops:

Door stops missing at most locations

Bi-fold doors present at some closets

DOORS & WINDOWS

Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of a safety glazing at windows/doors is not evaluated.

701 Exterior Doors

[x] No defects noted at the time of inspection

It is considered good practice to change the locks on homes at the time of purchase.

Doors that bind against the door jambs or don't close properly can generally be trimmed or adjusted to function properly. If this condition is caused by door frames that are out of square, it may indicate settlement or unusual movement of the structure, which should be investigated by a qualified engineer.

702 Windows:

[x] No defects noted, visual limitations apply

If a double glazed window appears to be fogged, or there is moisture between the panes, it is an indication that the vacuum seal has failed. Sometimes this failed glazing is observable only under the right atmospheric conditions (as when sun hits the window). Screens, curtains, and blinds can hide these defects. Conditions such as temperature, humidity and lighting can limit the ability of the inspector to tell if windows have broke seals. This condition is primarily a cosmetic concern, as it does not significantly reduce the insulation value of the window.

The master bedroom windows have been replaced relatively recently to install a triple glazed window system. It is not possible to determine methods or appropriateness of some replacement installations and problems with improper flashing details are common---especially on windows with more exposure to the elements. Areas around the interiors of the windows should be monitored for staining and/or water intrusion and further evaluation may be necessary if these conditions are noted. Usually installations where there is actually wood trim wrapping around the window on the exterior are less problematic.

[x] **Monitor**
[x] **Evaluate**
[x] **Repair/Replace/Install**
[x] **WDO** (Wood Destroying Organisms & conducive conditions)
[x] **Maintain**

703 Interior Doors:

[x] Repairs/improvements recommended and/or necessary

Doors that bind against the doorjambs or don't close properly can generally be trimmed or adjusted to function properly. If this condition is caused by door frames that are out of square, it may indicate settlement or unusual movement of the structure, which should be investigated by a qualified engineer.

The Master Bathroom Closet door does not latch. I recommend adjustments by a qualified person to allow for proper function of the doors.

[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Safety**

Inspection Limitations / Exclusions:

Furnishing/Storage limited inspection
Screens can limit inspection of windows from exterior
Blinds can limit inspection of windows from interior
No comments are offered on cosmetic finishes.
If the home was furnished at the time of the inspection, not all interior finishes were visible.

Washington State, Home Inspector Standards of Practice related to the Interiors:

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

Verify that steps, handrails, guardrails, stairways and landings are installed wherever necessary and **report** when they are missing or in need of repair and **report** when baluster spacing exceeds four inches.

Inspect the overall general condition of cabinets and countertops.

Inspect caulking and grout at kitchen and bathroom counters.

Inspect the interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

Inspect the condition and operation of a representative number of windows and doors.

Comment on the presence or absence of smoke detectors.

Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

Report on cosmetic conditions related to the condition of interior components.

Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

The items listed below were present at the time of inspection. These items can conceal damage to walls/floors. Concealed defects are not within the scope of the home inspection. **Some of these conditions may only become apparent in the course of remodeling or other more invasive investigations. Carpeting, Area Rugs, Furnishings, Piano, Built-in Cabinets, Appliances, Storage Items, Curtains/Blinds, Bookcases, Paintings/Pictures, Mirrors, etc.**

INDOOR AIR QUALITY – All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, out-gassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other microorganisms – most are the result of adverse moisture conditions. A home inspection does not include assessment of potential health or environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exists and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

COMBUSTION/DILLUTION & MAKEUP AIR – All combustion appliances require air for proper combustion. Homes with inadequate means of introducing air for these combustion appliances are at risk of the build-up of harmful combustion by-products and back-drafting of the exhaust from these systems. Other mechanical exhaust fans can also compete for intake air and complicate the problem. Assurances are warranted that there is adequate sources of makeup air for both combustion appliances and exhaust fans. For additional information on these issues please see the following link:

COMBUSTION & MAKEUP AIR, http://mn.gov/commerce/energy/images/Combustion-Air.pdf

Homes with all direct vent gas appliances rarely have combustion-air related issues. Ranges should only be operated with the hood exhaust running.

Living Areas: Floor & Wall & Ceiling Finishes:

Generally, throughout the home (including bathrooms, kitchen, laundry etc) the floors appear in very good condition with some mechanical damage noted to wood laminate floors. Concerns that warrant additional mention, if any, will be described in more detail in the flooring section of the individual rooms below.

Generally, throughout the home (including bathrooms, kitchen, laundry etc) the walls and ceilings have very minor mechanical damage, and some painting/repair/touch up noted typical of most drywall installations. Concerns that warrant additional mention, if any, will be described in more detail in the walls & ceiling sections of the individual rooms below or in the narrative portion of the report.

Main Living Area(s): (this includes rooms like Living & Dining that are on the same floor level)

Floors:

Wood Laminate

Some **Mechanical Damage** to Flooring Noted

Walls:

Drywall

Ceilings:

Drywall

Heat/Cool:

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Master Bedroom (including walk-in closets):

Egress:

Egress Window present

Current safety guidelines require bedroom windows that are used to meet secondary egress requirements, meet certain size parameters. Not only are they required to be a "minimum" of 24" high and a "minimum" of 20" wide, these minimum dimensions will vary depending on how tall or wide the window opening is as well as whether the window is at grade or at upper levels of the home. There must also be a minimum of 5 sq ft of "net opening" for windows at grade (5.7 sq ft at higher floor levels). The bottom of the window opening must also not be more than 44" above the floor as well. Upgrading older windows to meet current standards is recommended----especially when replacing the windows.

Above note not repeated for other sleeping rooms.

Floors:

Carpet

Walls:

Drywall

Ceilings:

Drywall

Sloped ceilings present

Heat/Cool:

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Upper NE Bedroom:

Egress:

Egress Window present

Floors:

Carpet

Walls:

Drywall

Ceilings:

Drywall

Heat:

Forced Air

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Upper SE Bedroom:

Egress:

Egress Window present

Floors:

Carpet

Walls:

Drywall

Ceilings:

Drywall

Heat:

Forced Air

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Upper Bonus Room/Family Room:

Floors:

Carpet

Walls:

Drywall

Ceilings:

Drywall

Heat:

Forced Air

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Main Floor SE Bedroom / Den:

Egress:

Egress Window present

Floors:

Carpet

Walls:

Drywall

Ceilings:

Drywall

Heat:

Forced Air

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Stairs:

Stairs to Second Floor:

Carpeted

Enclosed storage under stairs

"Under-side" fire stopping present

Headroom:

Headroom adequate

Side Barriers & Balcony:

Side barriers/balcony adequate

Wood Balusters:

<4" baluster spacings

Handrail:

Handrail appears adequate/proper

Fireplaces:

Washington State, Home Inspector Standards of Practice related to the Fireplaces and Stoves:

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths

(1) The inspector will:

Describe fireplaces and stoves.

Inspect dampers, fireboxes and hearths.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Ignite fires in a fireplace or stove.

Determine the adequacy of draft.

Perform a chimney smoke test.

Inspect any solid fuel device being operated at the time of the inspection.

Evaluate the installation or adequacy of fireplace inserts.

Evaluate modifications to a fireplace, stove, or chimney.

Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

All fuel-burning units require adequate air supply for proper combustion and to prevent back drafting. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

Gas Fireplace #1:

Living Room Fireplace:

Fireplace not for use with wood/solid fuels

Unit appeared to function using normal controls

Gas shut-off valve:

Gas shut-off valve is present

Unit gas valve/controls present

Possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

Direct vent

Cap Location:

Adjacent to unit

South side of home

Metal Concentric Pipe

Framed chimney chase----pipe not visible

Air-tight type glass panel

Operating controls:

Wall switch control to light fireplace

Wall switch control to run fan-----fan not installed

Lighting/maintenance instructions:

Present under unit

Gas Fireplace #2:

SW Porch (outdoors):

Fireplace not for use with wood/solid fuels

Unit appeared to function using normal controls

Gas shut-off valve:

Gas shut-off valve is present

Unit gas valve/controls present

Possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

Ventless

Operating controls:

Switch inside control compartment turns on flame

Lighting/maintenance instructions:

Presence under unit not determined---verify

INTERIORS

Some "air infiltration" at the edges of the rooms under baseboard was noted in several areas. This is consistent with the home having inadequate means of pulling fresh air into the home. This is primarily a cosmetic concern but is also related to the energy efficiency of the home. Air infiltration at these locations may account for the poor blower door test results and proper sealing of these connections is recommended. Discuss with builder to your satisfaction. One particularly noticible location was along the south wall of the living room behind the sofa.

[X] **Monitor**
[X] **Evaluate**
[X] **Maintain**
[X] **Energy Conservation & IAQ**

This building could greatly benefit from a full evaluation by a qualified Building Performance Professional, to determine how best to address air quality issues as well as improvements for overall energy efficiency. For further information you can contact Home Performance Washington for a list of qualified professionals.
http://homeperformancewashington.org/

[X] **Upgrade**
[X] **Evaluate**
[X] **Safety**
[X] **Energy Conservation & IAQ**

801 Floors:

[X] Repairs/improvements recommended and/or necessary

Inspection of the flooring is intended to identify major defects, where visible. Of greatest concern is moisture damage due to leaks from plumbing fixtures, piping, roofs and windows.

The wood laminate floors show minor mechanical damage typical of this type of flooring. No further recommendation at this time.

[X] **Maintain**

802 Walls:

[X] No defects noted, visual limitations apply

In the Master Bathroom Closet there is an area of the wall that has been opened up for access to the space about the front porch. I recommend maintaining this access point but finishing off the opening with proper trim might be desireable from a cosmetic standpoint. It should also be verified that the cover has proper weather-stripping with framing to install the weather-stripping on as well as that the opening is properly insulated. I recommend evaluation/repairs and/or replacement as deemed necessary by a qualified party.

The walls show only very minor cosmetic concerns typical of drywall type installations of new construction. No further recommendation----discuss any concerns with the builder to your satisfaction.



[X] **Evaluate**
[X] **Repair/Replace/Install**
[X] **Maintain**
[X] **Energy Conservation & IAQ**

803 Ceilings:

[X] No significant defects noted at the time of inspection

Like the walls, the ceilings show only very minor cosmetic concerns typical of drywall type installations of new construction. No further recommendation----discuss any concerns with the builder to your satisfaction.

[X] **Upgrade**
[X] **Maintain**

804 Stairs & Railings:

[X] No defects noted at the time of inspection

805 Gas Fireplaces:

[X] No defects noted, visual limitations apply

Inspection Limitations / Exclusions:

Belongings/Storage/Furnishings limited inspection

Blinds and curtains limited inspection of windows

Area-Carpets limited inspection of **floors**: hidden conditions are common, including: previous repairs, water & pet damage etc.

No comments are offered on cosmetic finishes.

If the home was furnished at the time of the inspection, not all interior finishes were visible.

Non-Wood Destroying Organisms (Household Pests):

While this inspector may comment on evidence of Rodent an other vermin activity within the home, it is beyond the scope of this inspection to determine the "current" presence or absence of Rodents/Vermin.

None indicated--visual limitations apply

Tile areas:

When buying a home with tile floors/walls and/or tile countertops, it is important to keep in mind that it is not within the scope of a Standard Home Inspection to determine if loose tiles are present. This is obviously true in areas that are covered with belongings and/or carpets. Cracks in tiles and/or grout are often consistent with loose tiles and any such conditions noted should be seen as an indication of at least some loose tiles. Typically tiles can be re-adhered without difficulty but it can sometimes be an indication of inadequate substrate and/or installation that would be difficult to determine in the course of the inspection.

[X] **Evaluate**
[X] **Maintain**

Master Bathroom:

Floors:

Tile

Walls:

Drywall

Ceilings:

Drywall

Left sink:

Flow of water:

Flow of water apparent

Sink Drainage:

Sink drained

Pop-Up Stopper:

Pop-Up stopper functioned

Type of sink:

Porcelain

Sink caulked to countertop in readily visible areas

Right sink:

Flow of water:

Flow of water apparent

Sink Drainage:

Sink drained

Pop-Up Stopper:

Pop-Up stopper functioned

Type of sink:

Porcelain

Sink caulked to countertop in readily visible areas

Countertops:

Minor mechanical & water damage to wood edge

Tile

Back Splash:

Tile

Mirror

Mirrors attached to walls should be well secured and free of cracks. Damaged/loose mirrors can represent potential for injury to persons and should be properly repaired replaced.

[X] **Safety**
[X] **Maintain**

Cabinets:

Stained Finish **Wood** Cabinets

Euro-Style Hinges

Euro-Style hinges are prone to loosening, and need to be tightened periodically.

[X] **Maintain**

Above recommendation not repeated at other cabinet locations with Euro-Style hinges

Tub:

Flow of water at tub:

Water flowed

Tub Drainage:

Water drained

Pop-Up Stopper:

Pop-Up stopper functioned

Type of tub:

Acrylic/Fiberglas type tub

Tub Platform / Deck:

Tile/Stone Platform enclosure

Caulking is required to maintain water-tightness of tile work and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

Any significant surface damage is likely to affect the backing as well. Anticipate substrate work when the finish surface is damaged or repair/remedial work is required.

Windows around tub:

Sill/Glazing on glass <6o" above floor

Safety glass "etching" is present

Shower:

Flow of water at shower:

Water flowed

Shower Drain:

Water drains

In the course of the home inspection the shower will typically not be run long enough to verify adequacy of the drainage of the shower.

Tile/Stone base

Shower pans are not filled to check for proper drainage and the water is not typically run long enough to determine proper drainage.

Enclosure:

Tile/Stone Wall Enclosure

Shower Door

Safety Glass:

I recommend verifying that glass is safety glass----safety glass "etching" not visible (may become visible with cleaning)

Fixed glass panels/walls present

Safety Glass:

Safety glass "etching" is present

Toilet:

Flow of water to toilet:

Flow apparent

Water shut-off present

Flushed properly at time of inspection

Bowl:

Caulked to floor

Accessories:

Towel bars/hooks present

Toilet Paper holder present

Exhaust Fans:

Toilet Room Vent Fan:

Fan turns on

Air movement noted under door with fan running

Venting to exterior:

Through the roof

Exterior Cap

Exterior cap with back draft damper is present

Type of vent pipe:

Flex Plastic Duct

Vent pipe insulated

Bath Area Vent Fan:

Fan turns on

Air movement noted under door with fan running

Venting to exterior:

Through the roof

Exterior Cap

Exterior cap with back draft damper is present

Type of vent pipe:

Flex Plastic Duct

Vent pipe insulated

Upper Hallway Bathroom:

Floors:

Tile

Walls:

Drywall

Ceilings:

Drywall

Left sink:

Flow of water:

Flow of water apparent

Sink Drainage:

Sink drained

Pop-Up Stopper:

Pop-Up stopper functioned

Type of sink:

Porcelain

Sink caulked to countertop in readily visible areas

Right sink:

Flow of water:

Flow of water apparent

Sink Drainage:

Sink drained

Pop-Up Stopper:

Pop-Up stopper functioned

Type of sink:

Porcelain

Sink caulked to countertop in readily visible areas

Countertops:

Minor mechanical & water damage to wood edge

Tile

Back Splash:

Tile

Mirror

Mirrors attached to walls should be well secured and free of cracks. Damaged/loose mirrors can represent potential for injury to persons and should be properly repaired replaced.

[X] **Safety**

[X] **Maintain**

Cabinets:

Stained Finish **Wood** Cabinets

Euro-Style Hinges

Tub:

Flow of water at tub:

Water flowed

Flow of water at shower:

Water flowed

Tub Drainage:

Water drained

Pop-Up Stopper:

Pop-Up stopper functioned

Type of tub:

Acrylic/Fiberglas type tub/shower unit

Enclosure:

Curtain Rod:

Present

Fell down when testing water

Toilet:

Flow of water to toilet:

Flow apparent

Water shut-off present

Flushed properly at time of inspection

Bowl:

Caulked to floor

Accessories:

Towel bars/hooks present

Toilet Paper holder present

Exhaust Fans:

Shower Area Vent Fan:

Fan turns on

Air movement noted under door with fan running

Heat/Cool:

Forced Air

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Main Floor Full Bath:

Floors:

Tile

Walls:

Drywall

Ceilings:

Drywall

Sink:

Flow of water:

Flow of water apparent

Sink Drainage:

Sink drained

Pop-Up Stopper:

Pop-Up stopper functioned

Type of sink:

Porcelain

Sink caulked to countertop in readily visible areas

Countertops:

Minor mechanical & water damage to wood edge

Material not identified

Back Splash:

Tile

Mirror

Mirrors attached to walls should be well secured and free of cracks. Damaged/loose mirrors can represent potential for injury to persons and should be properly repaired replaced.

[X] **Safety**

[X] **Maintain**

Cabinets:

Stained Finish **Wood** Cabinets

Euro-Style Hinges

Shower:

Flow of water at shower:

Water flowed

Tub Drainage:
Water drained
Pop-Up Stopper:
Pop-Up stopper functioned
Type of tub:
Acrylic/Fiberglas type tub/shower unit
Plastic Base
Glass enclosute
Safety glass etching is present
Tile walls
Shower pans are not filled to check for proper drainage and the water is not typically run long enough to determine proper drainage.

Toilet:
Flow of water to toilet:
Flow apparent
Water shut-off present
Flushed properly at time of inspection
Bowl:
Caulked to floor

Accessories:
Towel bars/hooks present
Toilet Paper holder present

Exhaust Fans:
Shower Area Vent Fan:
Fan turns on
Venting to exterior:
South side of home
Exterior Cap
Exterior cap with back draft damper is present

Heat/Cool:
Forced Air
Rise in temperature & cooling in temperature noted during operation of heating/cooling system

BATHROOMS

901 Floors / Walls / Ceilings:
[x] No defects noted, visual limitations apply
Condition of walls and ceilings consistent with other walls and ceilings throughout the home.
[x] **Maintain**

902 Sinks & Faucets:
[x] No defects noted, visual limitations apply
Fixture shutoff valves to faucets (and toilets) are not tested during an inspection, as they have generally not been used for some time and are prone to leakage if turned on or off.

903 Cabinets, Countertops & Accessories:
[x] No defects noted, visual limitations apply
The countertop to backsplash and sink to countertop connections in bathrooms should be kept sealed with appropriate caulk.

904 Bathtubs, Faucets & Enclosure:
[x] No defects noted, visual limitations apply

Caulk and/or grout adjacent to tub and shower surrounds should be maintained in good condition to prevent leakage and resulting wall or floor damage. Deteriorated caulk or grout should be removed prior to re-caulking. Proper sealing of all of the grout joints is recommended.

905 Shower Stalls, Faucets & Enclosures:

[x] No defects noted, visual limitations apply

Caulk and/or grout adjacent to shower surrounds should be maintained in good condition to prevent leakage and resulting wall or floor damage. Deteriorated caulk or grout should be removed prior to re-caulking. Proper sealing of all of the grout joints is recommended.

Glass shower enclosures or doors should be tempered safety glass.

Determining whether shower pans are watertight is beyond the scope of the inspection.

Tile shower enclosures, especially those with tile floors, cannot be adequately tested for leaks in the context of Standard Home Inspection---especially when the installation is new. Shower stalls installed under permit are required to be tested during installation, but whether this testing has been done cannot be determined. I recommend monitoring, especially at the ceiling of the laundry below this enclosure and I recommend that I be called back after 6 months of normal use to further evaluate the condition of the shower, and perhaps provide more meaningful information as to how well it is functioning. There are flood tests that can be performed, but I only recommend that these be done when you own the home and willing to take the risk. These shower pans obviously should not leak, but they often do under flood test and do not under normal use.

[x] **Monitor**
[x] **WDO** (Wood Destroying Organisms & conducive conditions)
[x] **Maintain**

906 Toilets:

[x] No defects noted at the time of inspection

Toilets should be tight on the floor, as a loose toilet can be prone to leakage. Floor damage or evidence of excess moisture adjacent to the toilet base may indicate a faulty wax seal at the toilet to floor connection.

907 Ventilation / Heat:

[x] No defects noted, visual limitations apply

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should not terminate in the attic, and should be insulated to prevent condensation.

The vent cap at the South side of the home for the Main Floor bathroom is missing its insect screen. I recommend installation of proper screen as is required. Discuss with builder to your satisfaction.

[x] **Evaluate**
[x] **Repair/Replace/Install**

Inspection Limitations / Exclusions:

Storage under sinks(s) limited inspection
Area carpets and other furnishings on floors can conceal damage to floors
Towels and/or bathmats placed on tub surfaces can conceal damage
Sink and Tub overflows are not tested.
Shower pans are not flooded to test for leaks
A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.
Concealed plumbing, including the water-tightness of shower pans, is beyond the scope of this inspection.
No determinations were made regarding adequacy of, or need for, supplemental bathroom heating or any such supplemental units currently installed.

Kitchen, Floor/Walls/Ceiling:

Floors:

Wood Laminate

Walls/ceiling:

Same as/consistent with rest of adjoining living space

Heat

Forced Air

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Cabinets & Countertops:

Countertops:

Partially **visible** due to belongings present

Countertop materials type not identified

Back Splash:

Tile

Cabinets:

Stained Finish Wood Cabinets

Euro-Style Hinges

Euro-Style hinges are prone to loosening, and need to be tightened periodically.

[X] **Maintain**

Sink:

Flow of water:

Water shut-offs present

Sink drainage:

Sink Drained

Type of sink:

Stainless Steel

Spray Wand

Single bowl

Sink caulked to countertop in readily visible areas

Dishwasher:

Make: General Electric

Model #: CDT725SSF4SS

Serial # HF796264B

Est. Age (mfg): **2015**

1 Years old (Average expected life, 12yrs)

Est. Age (mfg) NOT determined-----data plate not located

Water shut-off valve:

Present under sink cabinet

Function:

Not Operated----recent operation apparent

Secured in opening:

Straps attached under countertop

Air Gap Device:

Drain Vented (countertop air gap present)

Faulty installation/drainage problems or other factors may cause dishwasher drain water to backup out of the sink level air vent.

Dishwasher drain hose terminates at:

Garbage disposer

Electrical connection:

Electrical disconnect at Electrical Service Panel

"Lockout device" is present on breaker

A "lock-out" device on the circuit breaker for the Dishwasher is to ensure the safety of service personnel working on the dish washer, and is required/recommended when the Dishwasher is not within sight of the electric panel or when there is not a means of disconnect at the washer.

[X] **Safety**
[X] **Maintain**
This informational note is not repeated for other appliances that require lock-out devices.

Garbage Disposer:

Manufacturer Information:

Make: In-Sink-Erator
Model #: 1-87A
Serial # 15031707791
Est. Age (mfg): **2015**
1 Years old (Average expected life, 10yrs)

Function:
Unit operated, using switch

Electrical connection
Proper power cord (with plug-in electrical disconnect)
Switch under sink

Cooktop:

Manufacturer Information:

Make: General Electric
Model #: CGP650SET3SS
Serial # HF704867Q
Est. Age (mfg): **2015**
1 Years old (Average expected life, 17-19yrs)

Function:
Components heated-up using normal controls

Gas Average expected life, 19 yrs

Gas Shut-off:
Gas Shut-Off present
Behind/Under unit

Separate Oven:

Manufacturer Information:

Make: General Electric
Model #: CT9050SH1SS
Serial # DF610077Q
Est. Age (mfg): **2015**
1 Years old (Average expected life, 17-19yrs)

Oven function:
Components heated-up using normal controls

Electric

Refrigerator:

Manufacturer Information:

Make: LG Electronics
Model # & Serial # NOT determined----picture out of focus
Model #: _____
Serial # _____
Est. Age (mfg): **2015**
1 Years old (Average expected life, 17-19yrs)

Operation:
Operational

Refrigerator Temperature:
Maintaining proper temperatures inside of refrigerators/freezers can be difficult. Obtaining thermometers to place in refrigerators and freezers to continually monitor interior temperatures is recommended for food safety.
[X] **Safety**

[X] **Maintain**

When the temperature of the refrigerator compartment is above 38 degrees F, the setting should be lowered for the safe keeping of food.
When the temperature of the freezer compartment is above 5 degrees F, the setting should be lowered for the safe keeping of food.
Verify proper temperatures

Ice Maker

Ice Cubes present

Ice Dispenser

Not operated

Water Tap

Not operated

2nd Refrigerator and/or freezer: Located in:

Garage

Not Inspected

Built in Microwave:

Heating component of Microwave ovens are not operated at time of inspection

See built-in oven/microwave

Manufacturer Information:

Make: General Electric
Model #: CEB1590SS3SS
Serial # GF300133K
Est. Age (mfg): **2015**
1 Years old (Average expected life, 11yrs)

Exhaust Fan/Hood:

Turned on, using unit controls

Filters/Grease Screens are present

Vents up through cabinet above

Venting to exterior:

West side of home

Exterior Cap

Exterior cap with back draft damper is present

Screen missing

Vent pipes for Kitchen exhaust fans should always be smooth-wall metal pipe. Grease build up in vent pipes is common and can result in grease fires in the duct work. I recommend that these ducts be professionally cleaned by a qualified duct cleaning company annually. Metal grease screens at the hood itself should be cleaned frequently by homeowner. The screen in the exterior cap must be maintained clean and free of debris/grease.

[X] **Safety**
[X] **Maintain**

Type of pipe:

Should be smooth wall metal pipe

Vent pipe not visible

KITCHEN

1001 Floor / Walls / Ceiling:

[x] No defects noted, visual limitations apply

Kitchen flooring, walls, and ceiling are inspected for noteworthy damage. Cosmetic flaws are not generally reported.

1002 Cabinets & Countertops:

[x] No defects noted, visual limitations apply

1003 Sinks & Faucets:

[x] No defects noted at the time of inspection

As with bathroom sinks, the supply shutoff valves to the faucets are not tested. Inspection of the sink includes testing faucets, drain fittings, vegetable sprayer (if applicable), and functional flow and drainage. All sinks and faucets should be properly sealed with caulk at their connections to sinks/countertops.

1004 Cooktop:

[x] No defects noted, visual limitations apply

Ranges, cook tops, ovens, and exhaust fans are checked for basic function, including controls, door seals, exhaust venting, hinges, lights, etc. Thermostat calibration is not tested. Self-Cleaning functions are not tested.

1005 Cooktop Hood Vent:

[x] Repairs/improvements recommend and/or necessary

The exhaust fan cap at the exterior west side of the home for the range hood does not have its required screen. While I personally do not like screens at this location, they are required and I recommend discussing installation with the builder to your satisfaction.

[x] **Evaluate**
[x] **Repair/Replace/Install**
[x] **Energy Conservation & IAQ**

1006 Built in Microwave:

[x] No defects noted at the time of inspection

1007 Dishwasher:

[x] No defects noted, visual limitations apply

The dishwasher drain line should (and does) incorporate a proper air gap device, typically located on top of the kitchen sink or on the countertop. Water leaking from the air gap device during the dishwasher drain cycle indicates a blockage in the drain hose from the air gap device to the drain fitting.

[x] **Safety**
[x] **Maintain**

1008 Waste Disposer:

[x] No defects noted at the time of inspection

Because the inspector does not grind anything when the unit is tested, no other statement about its function can be made.

[x] **Maintain**

1009 Refrigerator:

[x] No defects noted at the time of inspection

Inspection Limitations / Exclusions:

Belongings/Storage/Furnishings limited inspection
Area-Carpets limited inspection of **floors**: hidden conditions are common, including: previous repairs, water & pet damage etc.
Some appliances not inspected or only partially inspected
- Refrigerator
- Dishwasher
- Disposer
- Microwave
- Cooktop
- Built-in oven
- Exhaust vent

Storage in Kitchen Cabinets
- Storage under sink prevented full inspection

Evidence of past leaks under kitchen sinks is common. While I endeavor to verify current leaks at the time of inspection sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection. Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Appliances are not moved during the inspection.
Dishes and other kitchen storage items can limit inspection of cabinets and countertops.
Oven self-cleaning operation, timers, and thermostat accuracy are not tested.
Refrigerators, freezers, water dispensers, and ice makers are not tested.
Portable appliances are not tested.

Floors / Walls / Ceilings:

Floors:

Damage to flooring under washers and dryers is very common and should be anticipated

Walls:

Damage to walls behind washers and dryers is very common and should be anticipated

Drywall

Ceilings:

Drywall

Vent Fan to Outside:

Fan turns on

Venting to exterior:

Through the roof

Exterior Cap

Exterior cap with back draft damper is present

Type of vent pipe:

Flex Plastic Duct

Laundry Sink:

Flow of water:

Flow apparent

Water shut-offs present

Push in/Pull out type valves

Sink Drainage:

Sink drained

Heat/Cool:

Forced Air

Rise in temperature & cooling in temperature noted during operation of heating/cooling system

Appliances:

Dryer:

Did not operate Dryer

Make: Whirlpool (Sears/Kenmore)

Model #: 110.82822102

Serial # MP4433875

Est. Age (mfg): **2014**

2

Electric

Dryer Venting:

Transition Duct (Dryer to permanent vent pipe)

Corrugated metal duct

Corrugated type duct is only approved for use as the short transition to smooth wall pipe at the dryer

Dryer exhaust should vent to the exterior and the vent cap and vent pipe should be maintained free of lint as the build-up/blockages of lint can be a fire hazard.

[X] **Maintain**

Vent pipe from Transition Duct to point of termination at Exterior:

Dryer vent pipe requirements for any particular brand of dryer cannot usually be determined during a typical home inspection. All dryer manufacturers have maximum lengths of runs and those lengths can be greatly reduced by whether the vent pipe is vertical or horizontal, how many elbows the run has and even the type of termination cap. All new or replacement installations should verify that any piping already in place meets the requirements of the specific dryer manufacturer and modified as deemed necessary by the appliance installer per manufacturer's installation instructions.

Vent Pipe in Wall:

Smooth wall metal vent pipe

Exterior Cap Location:

East side of home

Wall vent

Washer:

Did not operate Washer

Make: LG Electronics

Model #: WM3875HWCA

Serial # 008KWGG01023

Est. Age (mfg): **2010**

6 Years old (Average expected life, 12yrs)

Hot & Cold Supply:

Water shut-off's present

120 Volt Washer Outlet

GFCI protected

Drain Stand Pipe

Overflow tray:

Overflow tray/drain **NOT** present but recommended/necessary

LAUNDRY

1101 Floor / Walls / Ceiling:

[x] No defects noted, visual limitations apply

Laundry flooring, walls, and ceiling are inspected for noteworthy damage. Cosmetic and minor flaws are not generally reported.

1102 Cabinets & Countertops:

[x] N/A

1103 Sinks & Faucets:

[x] No defects noted, visual limitations apply

1104 Appliances Connections / Installation:

[x] No defects noted, visual limitations apply

Washing machines located on finished floors should have trays to prevent damage from flooding. When possible it is also recommended that the tray have a drain to the exterior to prevent overflow of the tray. High water alarms can be installed to monitor trays without drains. There are many manufacturers of these trays and some trays are better than others. Inexpensive and flimsy trays should be avoided as damaged trays or trays with poor drain connections may provide no more protection against flooding than if there was no tray at all.

These trays are especially recommended when located above and/or adjacent to finished spaces.

[x] **Upgrade**

GENERAL DRYER SAFETY INFORMATION & RECOMMENDATIONS:

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building in accordance with the manufacturer's installation instructions and should be equipped with a back-draft damper.

Transition ducts from the Dryer to the wall duct system must be UL-2158A listed and approved for the installation. Plastic ducts should never be used. Flexible corrugated metal or smooth wall metal pipe is considered the best choice or Flexible foil that meets the UL-2158A Standard.

Every dryer should have a screen filter to help keep dryer lint from entering the vent pipe itself. This filter must be maintained clean at all times and clogging this screen will result in increased drying time as well be a fire hazard. Some fabric softeners, sheet or liquid types, also clog these screens and air flow is reduced even when the screen "looks" clean. Avoiding these products is recommended and using more natural alternatives is a possibility.

Inspection Limitations / Exclusions:

Storage in Laundry Room

Connections concealed behind washer/dryer

Washers and Dryers are not typically operated but are checked for how they are installed, vented, drained etc.

Appliances are not moved during the inspection.

Timer and thermostat accuracy are not tested.

WOOD DESTROYING ORGANISMS
& Household/Yard Nuisance Pests
& Mold or Mold-like/Fungal Growth

1200 Wood Destroying Organisms (Insects & Fungi & Conducive Conditions):

[x] Repairs/improvements recommended and/or necessary

In accordance with the provisions of the Revised Code of Washington (RAW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

The findings listed within this report are determined by the inspector based on a visual inspection conducted in accordance with Washington Administrative Code (WAC) 16-228-2005 through 2045 and are subject to the limitations within this report, the standards listed below, and as modified by any and all associated reports attached.

This inspector endeavors to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. This inspector will re-perform any services not meeting this standard without additional compensation. In any case, the inspector's total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure.

For every inspection a "site-plan" diagram is prepared detailing the locations of Wood Destroying Organism issues. **"WAC 16-228-2045 requires that a diagram be prepared for WDO Inspection Reports. A copy is available upon request."**

Specific locations of Conducive Conditions are more completely described in the report component where the conducive condition was observed. This section merely lists the typical kinds of things that are considered conducive conditions that were apparent at the home at the time of inspection.

Conducive Conditions:

Conducive Conditions , consists of any materials on the property or in the crawl space that can provide food or habitat for wood destroying organisms. These materials can consist of plumbing leaks, form boards left in place, storage items, roots and other vegetation etc.

Inadequate slope away from the home is considered a conducive condition.
Standing water in the crawl space is considered a conducive condition.
Clogged gutters is considered a conducive condition.
Missing weather-stripping on attic access hatches is considered a conducive condition.
Missing fall protection bracket covers are considered a conducive condition.
Missing roof edge flashings is a conducive condition.
Missing caulk at exterior trim/siding components is considered conducive conditions.
Improperly flashed siding/trim details are considered conducive conditions.
Concrete stoops installed over trim boards is considered a conducive condition.

[x] **WDO** (Wood Destroying Organisms & conducive conditions)

1200-B Household / Yard Nuisance Pests:

[x] No current indications noted

1201 Mold or Mold-like/Fungal Growth:

The Standard Home Inspection does not attempt to identify whether the type of Mold or Mold-like/Fungal Growth seen on the premises are of types considered to have adverse health affects. Concerns regarding the toxicity of Mold or Mold-like/Fungal Growths is deferred to Licensed Mold Specialists who should be contacted regarding any concerns that you might have about Mold or Mold-like/Fungal Growths found on the property. Please see the information below regarding Mold from the EPA.

Mold (a type of fungus) is a wood inhabiting organism, not a wood destroying organism.

None seen: General information about mold is provided below.

Ten Things You Should Know About Mold (from the EPA):

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints.

2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.

4. Fix the source of the water problem or leak to prevent mold growth.

5. Reduce indoor humidity (to 30-60%) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning.

6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.

7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.

8. Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.

9. In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).

10. Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and foods.

The EPA and MOLD, http://www.epa.gov/iaq/molds

The following link is a very good "practical" video about dealing with mold in the home:

NW Clean Air Agency, http://www.nwcleanair.org/aqPrograms/indoorAir.htm

The following link is a very good source for the most current information regarding mold in the home:

Health Effects of Indoor Mold, http://www.forensic-applications.com/

- [X] **Monitor**
- [X] **Evaluate**
- [X] **Repair/Replace/Install**
- [X] **Safety**
- [X] **WDO** (Wood Destroying Organisms & conducive conditions)
- [X] **Maintain**

Inspection Limitations / Exclusions:

Many Wood Destroying Organisms have dormant periods and can operate unseen behind walls and insulation. While I attempt to identify rot and insect infestation whenever I can, there can never be any guarantee that there are no infestations of any kind in the home just because infestations were not seen at the time of inspection. Maintaining the home free of Wood Destroying Organisms is an ongoing process that requires vigilance and immediate attention when discovered.

Some above ceiling spaces were inaccessible at time of inspection

Access not possible (not typically required)----no further recommendation

Some crawl space areas were inaccessible at time of inspection

I recommend that the inaccessible areas listed below be made accessible for inspection and that I be called back for further evaluation/recommendations.

Area under living room

Interiors of walls and finished floors/ceilings/roofs can not be "directly" inspected for Wood Destroying Organisms.
No treatment of Wood Destroying Organisms is provided as part of a Standard Home Inspection.

Last but not least:

Ask seller for copies of construction records/permits.

Remember to get documentation related the installation of insulation over the knob & tube wiring in the attic.

Ask builder for all available owner's manuals (that you do not already have) for: Furnace, AC, Thermostats, Appliances, Remote Control Devices, Gas Cooktops, Fire Suppression System, Overhead Door Openers, Water Heaters etc.

COMMERCIAL & RESIDENTIAL GARAGE DOOR DIVISION
DASMA TECHNICAL DATA SHEET
#167

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Sectional Garage Door and Electric Operator Checklist for Home Inspectors and Consumers

Introduction

The garage door systems industry recognizes the important safety role played by home inspectors. This checklist intends to help home inspectors maximize the value of their service to homeowners and home buyers.

This checklist covers the most important parts of a basic inspection of a residential sectional garage door connected to an automatic garage door operator. This checklist does not apply to tilt-up one-piece doors.

⚠WARNING

The garage door is typically the largest moving object in the house, and many of its components are under high tension. Improper installation or maintenance of a garage door can create a hazardous condition that can cause serious injury or even death. If a spring is broken, operating the door can cause serious injury or death. Do not operate the door until the spring is replaced by a trained door systems technician.

Because of potential dangers involved, all repairs and adjustments must be performed by a trained door systems technician using proper tools and instructions.

A moving door can cause serious injury or death. Keep people clear of the opening while the door is moving.

High spring tension can cause serious injury or death. Do not try to remove, repair or adjust springs or anything to which door spring parts are fastened, such as, wood blocks, steel brackets, cables or other like items.

These inspection steps assume that the door is operable and balanced. If the door appears inoperable, a trained door systems technician should be contacted.

This checklist covers the safest procedures that are supported by DASMA. If a home inspector encounters a problematic situation, we urge you to contact a trained door systems technician for a consultation, particularly if any of the items in the checklist are answered "No".

Items Needed

This 10-point inspection can be performed in a few minutes. To conduct the inspection, you should have (1) a tape measure, (2) a flashlight, (3) a 2x4 piece of wood at least six inches long, and if available, (4) a garage door remote control. Depending on the height of the door, (5) a ladder or step stool may also be helpful.

Note: Technical Data Sheets are information tools only and should not be used as substitutes for instructions from individual manufacturers. Always consult with individual manufacturers for specific recommendations for their products and check the applicable local regulations.

This Technical Data Sheet was prepared by the members of DASMA's Commercial & Residential Garage Door Division Technical Committee. DASMA is a trade association comprising manufacturers of rolling doors, fire doors, grilles, counter shutters, sheet doors, and related products; upward-acting residential and commercial garage doors; operating devices for garage doors and gates, sensing devices, and electronic remote controls for garage doors and gate operators; as well as companies that manufacture or supply either raw materials or significant components used in the manufacture and installation of the Active Members' products.

Sectional Garage Door and Electric Operator
Checklist for Home Inspectors and Consumers

Item	Description	Yes	No
1. Manual Release Handle	Does the door have a means of manually detaching the door operator? Begin inside the garage, with the door fully closed. Check for a manual release handle, i.e., a means of manually detaching the door from the door operator. UL 325 requires that the handle (or gripping surface) be colored red and be easily distinguishable from the rest of the operator system. The handle should be easily accessible and no more than six feet above the garage floor.	☐	☐
2. Door Panels	Are the door panels free of any signs of fatigue, cracking or separation of materials? From inside the garage, with the door fully closed, check the condition of the door panels. NOTE: If the answer is "no," the door could present a hazardous condition that should be inspected by a trained door systems technician before proceeding with this inspection.	☐	☐
3. Warning Labels	Are all warning labels present? From inside the garage, with the door fully closed, make sure the door system contains the following warning labels: (1) A spring warning label attached to the spring assembly, (2) A general warning label attached to the back of a door panel, (3) A warning label attached to the wall in the vicinity of the wall control button and (4) Two warning labels attached to the door in the vicinity of the bottom corner brackets. [NOTE: Some newer doors have tamper-resistant bottom corner brackets that will not require these warning labels.]	☐	☐
4. Spring and Hardware Inspection	Are all hardware parts securely and appropriately attached? With the door still in the closed position, visually inspect the springs for damage. **⚠WARNING** If a spring is broken, operating the door can cause serious injury or death. Do not operate the door until the spring is replaced by a trained door systems technician. Visually check the door's hinges, brackets and fasteners. If the door has an operator, check that the method of connecting the operator to the door and to the garage walls is secure. If the door has operator reinforcement, check that the reinforcement is securely attached to the door.	☐	☐
5. Door Operation	Are there handles or suitable gripping points on both the inside and outside of the door? Does the door move freely, without difficulty, and not open more quickly than force applied? Do the rollers stay in the track during operation? Make sure that the door is in the closed position. If the door has an operator, pull the manual release to disconnect the door from the operator. Without straining yourself, manually lift and operate the door by grasping the door in a safe place where your fingers cannot be pinched or injured. If the door is hard to lift, then it is clearly out of balance. This can be an unsafe condition, and maintenance is required. Raise the door to the fully open position, then close the door. The door should move freely, not open or close more quickly than the force applied, and it should open and close without difficulty. If the door is difficult to open or close, the door should be inspected by a trained door systems technician before proceeding with the inspection. As the door operates, make sure that the rollers stay in the track. If any rollers fall out of the track, the door system should be repaired by a trained door systems technician before you proceed with the inspection. After conducting this check, reconnect the door to the operator, if present.	☐	☐

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This Technical Data Sheet was prepared by the members of DASMA's Commercial & Residential Garage Door Division Technical Committee. DASMA is a trade association comprising manufacturers of rolling doors, fire doors, grilles, counter shutters, sheet doors, and related products; upward-acting residential and commercial garage doors; operating devices for garage doors and gates, sensing devices, and electronic remote controls for garage doors and gate operators; as well as companies that manufacture or supply either raw materials or significant components used in the manufacture and installation of the Active Members' products.

Item	Description	Yes	No
6. Spring Containment	Are counterbalance springs and their attachment components restrained by a cable or shaft? The counterbalance system is usually comprised of torsion springs, mounted above the door header, or extension springs, which are usually found next to the horizontal track. When springs break, containment helps to prevent broken parts from flying dangerously in the garage. Torsion springs are already mounted on a shaft, which inherently provides containment. If the door has extension springs, verify that spring containment is present. Extension springs should be contained by a secure cable that runs through the center of the springs.	☐	☐
7. Wall-Station Push-Button	Does the garage door have at least one working wall-mounted push-button, and are all push-buttons mounted in clear view of the door, safely away from all moving parts and at least five feet above the standing surface? Locate the wall-station push-button and measure the vertical distance between the button and the adjacent standing surface. The button should be at least five feet above the standing surface and high enough to be out of reach of small children. Press the push button to see if it successfully operates the door.	☐	☐
8. Photoelectric Eyes Location	Is the beam no higher than six inches above the floor, or can it be verified by the door manufacturer that photoelectric eyes are not necessary? [Federal law states that residential garage door operators manufactured after 1992 must be equipped with photoelectric eyes or some other safety-reverse feature that meets UL 325 standards.] This check is for doors with operators. Check to see if photoelectric eyes are present. They will typically be found near the floor, mounted to the left and right sides at the bottom of the door opening. If photoelectric eyes are present, measure the vertical distance between the photo-eye beam and the floor. NOTE: Unless a garage door and operator are specifically designed as a system without photoelectric eyes, the operator should be replaced if photoelectric eyes are not present	☐	☐
9. Non-Contact Reversal Test	Does the door immediately reverse and return to the fully open position? This check applies to door systems that are equipped with photoelectric eyes. Standing inside the garage, but safely away from the path of the door, use the remote control or wall button to close the door. As the door is closing, wave an object in the path of the photoelectric eye beam.	☐	☐
10. Contact Reversal Test	When the door contacts the wood, does the door automatically reverse direction and return to the fully open position? [UL 325 requires this test, but in some rare cases, this test has damaged the door system when the operator's force-setting has been improperly set or when the operator reinforcement bracket is not securely or appropriately attached to the top section. If you have any concerns that this test may cause damage, a trained door systems technician should check the entire system and conduct the test.] This check applies to doors with operators. Begin this test with the door fully open. Under the center of the door, place a 2x4 piece of wood flat on the floor, in the path of the door. Standing inside the garage, but safely away from the path of the door, use the remote control or wall button to close the door.	☐	☐

Note: Technical Data Sheets are information tools only and should not be used as substitutes for instructions from individual manufacturers. Always consult with individual manufacturers for specific recommendations for their products and check the applicable local regulations.

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