TABLE OF CONTENTS:

<table>
<thead>
<tr>
<th>SUMMARY OF SIGNIFICANT FINDINGS:</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>000 GROUNDS</td>
<td>5</td>
</tr>
<tr>
<td>100 EXTERIOR</td>
<td>12</td>
</tr>
<tr>
<td>200 FOUNDATION &amp; BUILDING STRUCTURE</td>
<td>16</td>
</tr>
<tr>
<td>300 ROOF</td>
<td>19</td>
</tr>
<tr>
<td>400 ELECTRICAL</td>
<td>24</td>
</tr>
<tr>
<td>500 HEATING &amp; COOLING</td>
<td>28</td>
</tr>
<tr>
<td>600 PLUMBING</td>
<td>39</td>
</tr>
<tr>
<td>700 DOORS &amp; WINDOWS</td>
<td>45</td>
</tr>
<tr>
<td>800 INTERIORS</td>
<td>52</td>
</tr>
<tr>
<td>900 BATHROOMS</td>
<td>56</td>
</tr>
<tr>
<td>1000 KITCHEN</td>
<td>61</td>
</tr>
<tr>
<td>1100 LAUNDRY</td>
<td>68</td>
</tr>
<tr>
<td>1200 WOOD DESTROYING ORGANISMS</td>
<td>72</td>
</tr>
<tr>
<td>1200-B HOUSEHOLD &amp; YARD PESTS</td>
<td>75</td>
</tr>
<tr>
<td>1201 MOLD OR MOLD-LIKE FUNGAL GROWTH</td>
<td>75</td>
</tr>
</tbody>
</table>

Total Pages 76
### Inspection Information:

<table>
<thead>
<tr>
<th>Client Information:</th>
<th>Property Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client: The Homeowners</td>
<td>Address: 216 Nowhere St, Seattle, WA 98345</td>
</tr>
<tr>
<td>Address: 17123 22nd Ave NE, Shoreline, WA 98155</td>
<td>Type: 4 Multi-Family 4 units # of Stories: 4</td>
</tr>
<tr>
<td>Telephone: 206-478-7371</td>
<td>Building Age: 2016 Sq Ft: 1756 (actual sq ft not verified)</td>
</tr>
<tr>
<td>Client is: Buyer</td>
<td>(some of this info from MLS listing and other sources----accuracy should be verified)</td>
</tr>
<tr>
<td>E-Mail: <a href="mailto:charles@buellinspections.com">charles@buellinspections.com</a></td>
<td># of Kitchens: 1 # of Bedrooms: 3</td>
</tr>
</tbody>
</table>

For the purpose of this report the front entry of the building is assumed to be on the:

- [x] North side of the building
- [x] Rain off/on

Weather at time of inspection: Temperature, Degrees F: 36 Start Time: 8:45am Finish Time: 11:45am

- [x] Snow Covered Ground

Soil Conditions:

- [x] Vacant, How long: New Construction

Present at Inspection:

- [x] Buyer Present
- [x] Buyer's Agent Present

Awesome Agent

### 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:


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:

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

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

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 may 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 therefore 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:


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:

<table>
<thead>
<tr>
<th>Total Inspection Fee:</th>
<th>$640.00</th>
<th>Date: 12/9/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fee Paid By:</td>
<td>☑ Check</td>
<td>Cash Credit Card, type:</td>
</tr>
</tbody>
</table>

CHARLES BUELL INSPECTIONS INC, 17123 22nd Ave, NE, Shoreline, Wa 98155
**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 likely things that are already on the builders own "punch list," and are only listed here as a reminder. There are other things throughout the report that should be brought to the attention of the builder that are not included in this list.

### 000 Grounds:

1. A reverse grade 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 basement contributing to the overall moisture burden of the home. Because the ground was covered with snow and workmen were working on landscaping details at the time of inspection, it was not possible to determine the state of completion or other conditions that might be present. Bare ground should not be left exposed. Discuss with builder/seller the timeline for completion of these details to your satisfaction and they can be better evaluated in the context of any later warranty inspections.

   Maintaining proper grading around the home is recommended.

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

2. Walkways and other landscaping features around the building were not complete and being worked on at the time of inspection. Discuss with builder the timeline for completion of this work to your satisfaction. There are stairs, retaining structures, fences, missing handrails on stairs etc.

   - Evaluate
   - Repair/Replace/Install
   - Safety
   - Maintain

3. Fences were in the process of being constructed at the time of inspection and much of the landscaping is incomplete. I recommend verifying the timeline of completion of these aspects with the builder to your satisfaction.

   - Evaluate
   - Repair/Replace/Install
   - Safety

### 100 Exterior:
At the front entryway to the home, where the siding meets the deck surface, there is inadequate clearance between the siding and the deck surface. Even this type of cement board siding should have proper clearances. I recommend discussing any possible repairs with the builder/seller to your satisfaction. Often times installations like this can be quite successful on the non-weather side of the building and in areas well protected by overhangs. This type of installation also limits inspection of how the area is constructed and whether proper flashings are in place behind the finish structures.

200 Foundation / Structure:

When the entire home is finished off, there is often no way to directly assess methods and types of insulation in the home. Being a visual inspection, I can only look for the results of hidden conditions related to missing insulation. Areas viewed with Infrared Camera may indicate cooler areas consistent with missing or inadequate insulation. Evaluation of how well the home is insulated can be done by thermal imaging devices in a formal thermal evaluation.

Several thermal anomalies were noted around the home and no determination was possible as to the causes, but it could be related to the type of insulation, the way the insulation was installed or even framing details that allow for less insulation in the area. These areas should at least be monitored and any changes in the appearance of finish surfaces should be further evaluated by a qualified party. There are likely other similar anomalies around the home. Discuss with the builder to your satisfaction.

The mark on the ceiling above the electrical panel coincides with where the bathroom exhaust fan vents to the exterior, while the discoloration on the wall is the location of the exterior light. Both of these locations could be poorly sealed and allowing cold air to enter the building.

The discoloration next to the light fixture in the Master bedroom closet could be from framing or other conditions.

This area of discoloration at the ceiling of the NE corner of the north basement room corresponds to the area of the landing at the front entryway door.

Why the bathroom floor of the powder room had colder areas could not be determined.

300 Roof:

400 Electrical:

6 The conduit that enters the back of the panel that brings the wires to the panel from the service equipment at the West end of the building is not properly sealed. Due to stack effect, large amounts of air is drawn into the building through this opening. I recommend bringing this to the attention of the builder/seller for proper repairs by the licensed electrical contractor.

7 The Dishwasher "lock-out" device is not installed. I recommend installation of lock-out device by licensed electrical contractor. Bring to the attention of the builder/seller.

The wall heater circuit breaker "lock-out" devices are not installed. I recommend installation of lock-out devices by licensed electrical contractor. Bring to the attention of the builder/seller.

CHARLES BUELL INSPECTIONS INC, 17123 22nd Ave, NE, Shoreline, WA 98155
The circuit breaker for the electric forced air heaters at the basement level does not stay in the "on" position. Because this needs to be evaluated and repaired by the licensed electrical contractor, this breaker was left in the "off" position at the time of inspection. Bring to the attention of the builder/seller for proper evaluation/repairs by the licensed electrical contractor.

Evaluate
Repair/Replace/Install
Safety

Some amount of amperage (.34 amps) was noted on the building's electrical grounding Conductor (EGC). Since much of this current disappeared when the breaker for the basement heaters was shut off, I consider it possible this current is related to the heaters. With all of the AFCI or AFCI/GFCI breakers off, this current was still present, consistent with the issue being related to non-AFCI or GFCI type breakers. This is a shock hazard to persons working on the electrical system. The condition should be further evaluated by a licensed electrical contractor and repaired as deemed necessary. Bring to the attention of the builder/seller for proper repairs.

Evaluate
Repair/Replace/Install
Safety
Maintain

There is some question as to whether the receptacle for the Microwave should be GFCI protected by current standards due to its proximity to the kitchen sink. I recommend bringing this to the attention of the builder/seller for proper evaluation/repairs as deemed necessary by the licensed electrical contractor.

Evaluate
Repair/Replace/Install
Safety

All receptacles in living room spaces are required to be AFCI protected. As such the circuit for the electric fireplace should be AFCI protected. Currently, the breaker labeled "fire-place" is not an AFCI type Breaker. I recommend bringing this to the attention of the builder/seller for evaluation/repairs as deemed necessary by the licensed electrical contractor.

Evaluate
Repair/Replace/Install
Safety

500 Heating & Cooling:

There are minimum clearances for forced air electric wall heaters and with the door of the master Bedroom in the open position the heater may be too close to the door and could be a fire hazard. Bring to the attention of the builder/seller for proper repairs.

Evaluate
Repair/Replace/Install
Safety

The required (mandatory) energy information sticker is present at the electrical service panel but does not appear to be the one for this unit (It says Unit 909B). I recommend bringing this to the attention of the builder for proper completion. This Information Sticker records the results of the "required" blower door test, the results of the "required" duct testing as well as other energy features of the home. It is not likely that the house certificate of occupancy can be granted until this form is complete.

Evaluate
Repair/Replace/Install
Energy Conservation & IAQ
14. The condensate drain for the indoor component above the electric fireplace terminates at the north side of the building near the entryway. There should be an elbow on the pipe so that liquid does not follow the pipe back toward the building where it might find its way into the wall structure. I recommend bringing this to the attention of the builder/seller for proper repairs by the HVAC contractor.

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

600 Plumbing:

15. Typically in homes with basements, plumbing fixtures end up being below the man-hole covers in the street. I could not determine if that is the case here, and I recommend discussing it with the builder/seller to verify that if necessary such back-flow protection is present.

- Evaluate
- Repair/Replace/Install
- Safety

16. It is very common for hose faucets to leak around the valve stem and/or anti-siphon device resulting in the wasting of water. Usually this can be corrected by tightening the valve stem nut slightly or by repairs to the anti-siphon device. I recommend further evaluation/repairs by a licensed plumber or other qualified person.

The valve stem at the South side of the building leaks under back pressure and was dripping while turned off at the time of inspection. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed plumber. Bring to the attention of the builder/seller.

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

17. The condensate drain for the water heater has been tied into the drain for the TPRV. This is typically not allowed but the jurisdiction may have made allowances for the installation. I recommend discussing this with the builder/seller to your satisfaction. Because during normal operation of the heater some amount of condensate will be produced it will be normal to see it dripping from the drain termination at the south patio. Part of the problem with them terminating together is it will be difficult to determine if this is normal operation of the heater or a failure of the Temperature Pressure Relief Valve.

- Monitor
- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

700 Doors & Windows:

18. The kitchen window would not lock properly/easily at the time of inspection. I recommend bringing to the attention of the builder for proper repairs by a qualified party.

- Evaluate
- Repair/Replace/Install
- Safety
- Energy Conservation & IAQ

19. The Master Bedroom window does not slide properly with the bottom of the window binding on the track. I recommend bringing to the attention of the builder/seller for proper adjustments by a qualified party.

- Evaluate
- Repair/Replace/Install
- Safety

800 Interiors & Structure:
900 Bathroom(s):

20 None of the sinks are properly caulked to the underside of the countertops in the bathrooms. I recommend evaluation/repairs by a qualified party.

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

21 The pop-up stopper is missing/not functional at the 1st Floor level Bathroom tub (basement tub should also be checked). I recommend repairs by qualified plumber or other qualified repair person---bring to the attention of the builder/seller.

- Evaluate
- Repair/Replace/Install

1000 Kitchen:

22 At the backsplash of the kitchen countertop---to the left of the sink, there is one cracked tile. While largely cosmetic, I recommend discussing this with the builder/seller for remedy to your satisfaction.

- Evaluate
- Repair/Replace/Install

1100 Laundry:

23 All of the dryer vents are a considerable distance off the ground---especially as relates to your unit. With no association, there is no way to build-in a mechanism for having these caps maintained professionally and storing large ladders could be problematic. One person maintaining their vent cap does not protect the whole building from any possible fire hazard that is associated with these vents not being cleaned properly/regularly. Getting together with the neighbors to establish a maintenance program to be done by someone qualified, is recommended.

- Evaluate
- Repair/Replace/Install
- Safety
- Maintain

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.

Consideration must be given to the possibility that defects found in this Townhouse unit may also exist in other Townhouse units in the building as well. Repairs to the defects in this unit are not going to be made in the other units and communication with the Homeowner Association (if there is one) is warranted depending on the nature/severity of the defect. Sometimes these types of multi-family complexes have no association and issues that arise must be handled between the involved parties.

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.

There is some deferred maintenance and cosmetic defects all around the exterior of the home. No attempt is made to identify all of these issues but will be mentioned in relation to more serious concerns throughout the report.

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/
EXPLANATION OF TERMS USED IN REPORT:

- **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.

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

- **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.

- **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.

- **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.

- **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.**

- **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).

- **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.

- **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:**
- **Building on Low Slope, portions of property moderately sloped:**
  - Grading around building:
    - Grading conditions were difficult to assess due to snow cover
    - Much of landscaping is incomplete/in process

### 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

### Street Sidewalk

**Concrete:**
- No visible due to snow cover

### Walkways:

**Concrete blocks:**
- Not visible due to snow cover

**Gravel:**
- Not visible due to snow cover

### Walkway Stairs:

**In process of construction along the East end of the building**

**Handrail:**
- A proper hand rail has a "grippable" rail 1-1/4"-2-5/8" wide, spaced at least 1-1/2" away from the wall, and the ends return to wall/post (or designed so as to not "catch" clothing, belongings, or persons). The rail should be 34"-38" above the stair nosing.
- No Hand Rail----required when 4 or more risers

### Retaining Walls:

---

**CHARLES BUELL INSPECTIONS INC, 17123 22nd Ave, NE, Shoreline, WA 98155**
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.

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.

### Poured Concrete at south patio
- Wall taller than 30°
- Barrier around retaining walls is present

### 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.
- Fence is present
- Work not completed

### 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.

#### Condition of fences:
- Fences around the property are new and/or under construction

### Patio:
- **South side of building**

#### Concrete pavers
- Snow covering limited inspection

#### Drainage:
- **Ability of patio to drain away water not determined---I recommend verifying**

### Wood Destroying Organisms around the property (not necessarily related to home):
- **Conducive Conditions:**
  - Wood debris around property

---

**GROUNDS**

### 001 Grading & Site Conditions:
- **Reps/ Improvements recommended and/ or necessary**
  - A reverse grade 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 basement contributing to the overall moisture burden of the home. Because the ground was covered with snow and workmen were working on landscaping details at the time of inspection, it was not possible to determine the state of completion or other conditions that might be present. Bare ground should not be left exposed. Discuss with builder/seller the timeline for completion of these details to your satisfaction and they can be better evaluated in the context of any later warranty inspections.
  - Maintaining proper grading around the home is recommended.

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

### 002 Roof-Water (tight-line) & Foundation/Footing Drainage:
- **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 Walkways:
[ ] Repairs/improvements recommended and/or necessary

- 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 your jurisdiction.

- Cracks and settlement in 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.

- Walkways and other landscaping features around the building were not complete and being worked on at the time of inspection. Discuss with builder the timeline for completion of this work to your satisfaction. There are stairs, retaining structures, fences, missing handrails on stairs etc.

004 Exterior Steps & Railings (Not related to Decks/Porches):
[ ] Repairs/improvements recommended and/or necessary

- It is common for landscaping stairs and walkways to not meet the same standards as those attached to the home or decks. Handrails and protective side barriers are recommended for safety and consideration should be given to improving/maintaining these stairs and walkways for safety.

- As previously discussed the steps around the property have not had handrails installed and are likely incomplete in other ways. I recommend railing be installed by qualified railing installation company and the timeline for proper completion be discussed with the builder/seller to your satisfaction.

005 Retaining Walls (walls higher than 30"):
[ ] No defects noted, visual limitations apply

006 Vegetation:
[ ] No defects noted at the time of inspection
Grounds landscaping a damage

While "current" absence and functionality indicated defects are 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.

Fences were in the process of being constructed at the time of inspection and much of the landscaping is incomplete. I recommend verifying the timeline of completion of these aspects with the builder to your satisfaction.

007 Fences & Gates:

- 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.
  - Fences were in the process of being constructed at the time of inspection and much of the landscaping is incomplete. I recommend verifying the timeline of completion of these aspects with the builder to your satisfaction.

- Evaluate
- Repair/Replace/Install
- Safety

008 Patio:

- No defects noted, visual limitations apply
  - Patios are subject to the same type of cracking and settlement as driveways and walkways. If settlement creates a trip-hazard or creates negative drainage toward the foundation and resultant moisture intrusion into the basement or crawl space, repair/replacement of the patio should be undertaken. Patios should be constructed to drain surface water away from the house.

  - A patio surface in the Northwest can become very slippery and represents a hazard for anyone walking on it. I recommend routine maintenance of the surface to keep it free of debris and slippery conditions. Cracks should be sealed to prevent moisture from further damaging the surface.

  - Safety
  - 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.
- Snow covering yard
- Snow covering walkways
- Landscaping under construction
- Fences under construction
- 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, outbuildings, fencing, privacy walls, 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.

   **Text** or evaluate the operation of security locks, devices or systems.

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

4. **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)

- **Types of Cladding:**
  - Spaced Panels ---- rainscreen method
    - Methods not determined/not visible
      - It is not possible to determine the overall presence, methods of installation, types of materials used or adequacy of the installation of rainscreens behind spaced siding materials.

- **Wood types of cladding:**
  - It is quite common for siding and trim components on the weather side (South & West) of the home to experience early ageing, especially natural materials like wood and wood products. Extra care should be taken to maintain these sides of the home, keeping them well caulked and painted to prevent damage from the elements.
    - [X] Maintain
  - Horizontal T&G Cladding
    - Stained
      - Recently re-stained (less than 1 year estimated)

- **Fiber-Cement (i.e. Hardiplank) Cladding:**
  - Siding behind/in-contact-with concrete structures
  - Front entryway
  - Panels
    - “Z” flashings in place

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

- **Conducive Conditions:**
### Exterior Walls:

**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.

---

**Trim, Eaves, Soffits, Fascia:**

Closed soffits with ventilation present

**Wood:**

Cement Board:

Metal

**Front Entryway/Stoop:**

**Deck/Floor Structure:**

- Not Visible
- Part of House

**Surface/_steps:**

- Covered with snow
- Concrete/Masonry
  - Underlying surface not determined
- Tile
  - Area that is actually over the house foundation

**Handrail:**

- Handrail NOT present but would improve safe use of the stairs

**Wood Destroying Organisms & Conducive Conditions related to Entryway:**

**Front Entryway/Stoop:**

Conducive Conditions:

- Siding behind concrete/masonry structures
- Stoop covers untreated wood floor structures
  - Evaluation of hidden structures not possible due to interior finish coverings

**Upper South Deck:**

**Deck/Floor Structure:**

- Not Visible
- Part of Building

**Surface:**

- Welded-seam single-ply surface

**Surface Drainage:**

- Slopes away from home
- Drains over edge with metal flashings with drip edge
  - No gutters present

**Railings (top cap):**

- Present where required
  - ≥ 36" height
- Metal

**Guard (barrier):**

- Glass Panels present
  - Glass panels, safety glass "etching" present

**Deck Roof Structure:**

- Included in Roof Section (part of House roof)
All pipe & wire penetrations, cracks in the siding, and connections at windows/siding should be properly caulked by homeowner/handy person 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.

- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain

At the front entryway to the home, where the siding meets the deck surface, there is inadequate clearance between the siding and the deck surface. Even this type of cement board siding should have proper clearances. I recommend discussing any possible repairs with the builder/seller to your satisfaction. Often times installations like this can be quite successful on the non-weather side of the building and in areas well protected by overhangs. This type of installation also limits inspection of how the area is constructed and whether proper flashings are in place behind the finish structures.

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

102 Trim, Eaves, Soffits, Fascia:
- No defects noted, visual limitations apply

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.

103 Entryway/Decks:
- Repairs/improvements recommended and/or necessary

See 101 regarding the siding behind the concrete at the front entryway.

Most concrete stoop and deck 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.

- Monitor
- Evaluate
- Safety
- Maintain

Inspection Limitations / Exclusions:
Unless otherwise noted, inspection of the exterior of the home is limited to a visual inspection from the ground.

Deck(s) partially snow covered
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

100G GARAGE STRUCTURE:
None Present
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 required.
- **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.

**BUILDING FOUNDATION:**

**Basement Area:**

- **Foundation Footings:**
  Not visible
- **Foundation:**
  - **Poured Concrete Foundation/Stem Wall:**
    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 concrete elements have been properly reinforced.
  - **Efflorescence Present**
    Water that moves through masonry in a liquid state can result in the formation of efflorescence, which can disfigure the face of masonry/concrete structures. Migrating water dissolves salts from inside the concrete/brick and then deposits them on the surface as the water evaporates. Usually it is not destructive, only disfiguring. Sealing the surface of a wall in this situation can lead to spalling (exfoliation) of the surface and is therefore not recommended.
    Too much of basement is finished to determine how much efflorescence there is

- **Cracks present:**
  - None seen
  - Too much of basement is finished to determine how much cracking there is

- **Foundation Sill Plate:**
  - Foundation sill plate NOT visible

- **Foundation Pony Walls:**
  - Framing:
    - Conventional framing
    - Not visible due to finish surfaces

- **Primary floor system over basement:**
  - Floor system not visible due to finishes

- **Fire-Blocking/Draft-Stopping**
  - Finish surfaces and/or insulation can conceal missing fire-blocking. When the basement space is fully finished off 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.
  - Townhouses have additional requirements against the spread of fire to adjacent units.
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.

### Safety

#### Insulation in Basement:

- **Ceiling Cavity:**
  - Not visible/Not determined
- **Rim joists only:**
  - Fiberglass
  - Not visible/Not determined
- **Wall Cavity:**
  - Insulation noted at water shut-off and electrical panel

#### Basement Floor, Wall, Ceiling finishes:

- **Ground Floor, Wall, Ceiling finishes:**
  - In addition to the obvious fact that finished surfaces may restrict structural evaluations, it should be noted that no evaluations are made regarding local permits or approvals for such work or use. Compliance regarding egress, plumbing, heating or electric requirements should be determined by contacting local building officials.
  - **Finished (these percentages are approximate and should only be considered a VERY rough guideline)**
    - **Floors:**
      - Fully finished
    - **Walls:**
      - Fully finished
    - **Ceilings:**
      - Fully finished

### Basement 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:**
  - Any possible cracking was not visible due to finish surfaces

#### Evidence of Present water/moisture in Basement Space:

- None seen

### Fungus, Wood Destroying Organisms & Conducive Conditions in Basement Space:

- **Conducive Conditions:**
  - Finish wall surfaces covering foundation

### Noxious or Other Odors Noted (as related to Foundation structures):

- Odors associated with recent painting/finishes/new materials

---

### FOUNDATION & BUILDING 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 Foundation Wall /Basement Floor:

- **Covered/Not Visible to Inspect**
Foundations that have very little of the foundation exposed above finish grade and are concealed by finished surfaces on the interior are impossible to fully assess. Assessment relies on evidence of how foundation issues affect finish materials: indications of flooding/leaking, elements out-of-plumb/out-of-level, high humidity, etc. Careful monitoring of finished spaces in basements is warranted.

Random probing of finished walls covering foundation areas was done by moisture meter and no elevated moisture readings were noted.

**202 Basement Floor & Building Framing:**

- **Monitor**
- **Maintain**

It is outside the scope of a Standard Home Inspection to determine the load capabilities of floor systems. When heavy objects are to be located within the home (like pianos, waterbeds, etc) care must be taken, and determinations made as to the load capabilities of the floors where heavy objects are to be located.

When the entire home is finished off, there is often no way to directly assess methods and types of framing systems. Being a visual inspection, I can only look for the results of hidden conditions related to the structural framing components. Severe movement of finish surfaces should be invasively evaluated by appropriate licensed professionals.

- **Evaluate**
- **Maintain**

**203 Insulation:**

- **Covered/Not Visible to Inspect**

When the entire home is finished off, there is often no way to directly assess methods and types of insulation in the home. Being a visual inspection, I can only look for the results of hidden conditions related to missing insulation. Areas viewed with Infrared Camera may indicate cooler areas consistent with missing or inadequate insulation. Evaluation of how well the home is insulated can be done by thermal imaging devices in a formal thermal evaluation.

Several thermal anomalies were noted around the home and no determination was possible as to the causes, but it could be related to the type of insulation, the way the insulation was installed or even framing details that allow for less insulation in the area. These areas should at least be monitored and any changes in the appearance of finish surfaces should be further evaluated by a qualified party. There are likely other similar anomalies around the home. Discuss with the builder to your satisfaction.

The mark on the ceiling coincides with where the bathroom exhaust fan vents to the exterior, while the discoloration on the wall is the location of the exterior light. Both of these locations could be poorly sealed and allowing cold air to enter the building.
The discoloration next to the light fixture in the Master bedroom closet could be from framing or other conditions.

This area of discoloration corresponds to the area of the landing at the front entryway door.

Why the bathroom floor of the powder room had colder areas could not be determined.

Inspection Limitations / Exclusions:
- Basement & Ground Level:
  - Storage in basement space limited inspection
  - Limited access to space under stairs
  - Basement Ceilings Finished/Covered / Not visible
  - Basement Floors Finished/covered not visible
  - Basement Walls Finished/covered not visible
  - Very little of Foundation Walls visible at exterior

Crawl Space:
There was no visible or readily apparent entry to any sub-structure (crawl space) areas at this home. In some instances, even when it appears that there is no under floor access, such areas might later be discovered when a home owner removes a carpet, moves storage or removes "affixed" structures. An inspector, while on-site, makes a good faith effort to locate any such areas -- checking for visible access and clues as to under floor areas, such as visible foundation vents. If, at some point, any such access should be inadvertently located, these areas should also be inspected. The client could, also, ask the seller if he or she knows of any such access.

### 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.

### BUILDING ROOF:

**Partially inspected, snow covered**

**Roof Configuration:**
- Flat  
  - <2/12
- Pitch not determined

### Roof Covering Material:

**Not inspected, snow covered**

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.

**Torch Down:**
- **<1 Years: "Guestimate" of age of roof**
  - Due to the low or minimal slope of this type of roofing, they are particularly prone to leakage due to improper installation, ponding or poor maintenance. They generally require more maintenance than sloped roofing and any deficiencies, even minor ones, should be attended to promptly.
  - The membranes of certain type roofs, particularly those with gravel cover, are not readily visible for inspection.

  **10-12 year life span**

**Granular coated:**
- Add 5-10 years to the projected life span if granular coated

### Roof Inspection Method:
- Walked on
- Most areas not walked on
- Traversed areas above unit only
- Slippery-Snow Covered

### 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.

1 layer

### Roof Flashings:
- **Eave flashings:**
  - Eave flashings present where checked---not all areas checked

- **Rake flashings:**
  - Flashings present

- **Roof to wall flashings:**
  - Flashed with roof-covering materials (typical of this type of roofing)

### Vaulted ceiling areas:

**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.

**Construction of roof**
- Not Visible

**Roof Sheathing:**
- Type of sheathing not determined

**Vaulted Ceiling Ventilation:**
  - Determination of how (or if) vaulted ceilings are vented can be beyond the scope of the Standard Home Inspection. Determination of venting can be indicated by the presence of roof, ridge and soffit vents, but no determination can be made as to the effectiveness of such systems. Hidden damage in vaulted ceilings due to leaks and condensation from poor venting warrant regular monitoring of spaces below these roof systems. All signs of staining should be checked for active moisture by moisture meter.
  - Soffit vents:
    - Soffit vents are present
  - Top of slope vents:
    - None Seen

**Insulation:**
- Not visible
- Quantities not determined
  - Determination of insulation is limited to those areas visible during the inspection. The insulation in exterior walls, cathedral ceilings, and inaccessible portions of attics can not be readily assessed. In addition, vapor barriers in finished areas are beyond the scope of a home inspection.

- 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

**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.
  - Monitor
  - Evaluate
  - Maintain

**Aluminum Gutters:**
- Continuous (seamless)
- Steel Downspouts

**Downspout Termination:**
- Underground pipes

---

**ROOF**

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:**
Inspection not possible due to snow covering

When the roof is snow covered, or partially snow covered, inspection is limited. I recommend that I be called back for further evaluation of the roof when it is clear of snow as desired.

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.

**302 Flashings:**
- No defects noted, visual limitations apply

**303 Gutters & Downspouts:**
- No defects noted, visual limitations apply

**304 Chimneys:**
- N/A

**305 Skylights:**
- N/A

**306 Roof Structure:**
- No defects noted, visual limitations apply
  - 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.
  - Monitor
  - Evaluate
  - WDO (Wood Destroying Organisms & conducive conditions)
  - Maintain

**307 Roof Structure Ventilation:**
- Methods of ventilation, if necessary, not determined
  - It is not possible to fully assess the roof ventilation in the context of a Standard Home Inspection. I recommend further evaluation by qualified energy assessment company as desired.
This is particularly true of flat roof areas.
- Evaluate
- Repair/Replace/Install
- Maintain
- Energy Conservation & IAQ

### 308 Insulation in Roof & Walls:

**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.

- Upgrade
- Evaluate
- Maintain
- Energy Conservation & IAQ

### Roof Inspection Limitations / Exclusions:
- Some areas not walked on
- Snow/Ice
- Roof structures with no access:
  - All flat roof areas

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 and 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.
- 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:
  - 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
- Electrical Service Entrance Wires

Meter Base:
- West side of home/building exterior

Utility Company Meter Seal:
- Utility Company Meter Seal in Place

Meter / Service Panel:

- MFG: Cutler/Hammer
- Service Disconnect(s):
  - Location: In this Panel
  - Means of service disconnect:
    - Split (Multiple disconnects)
      - #1 909A
        - 100 amps (120/240 volts)
      - #2 909B
        - 100 amps (120/240 volts)
      - #3 911A
        - 100 amps (120/240 volts)
      - #4 911B
        - 100 amps (120/240 volts)
A split (multiple) Main Disconnect is when multiple breakers need to be tripped off in order to kill all power to the panel. Typically it is required to be done in 6 or less "throws". Sometimes one of these "throws will be the breaker that cut power to several other breakers. See panel diagram for more information regarding shutting down power in this panel.

<table>
<thead>
<tr>
<th>Working Space at Panel:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Access ok</td>
<td>--</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Panel condition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legend/Data Plate:</td>
</tr>
<tr>
<td>Present</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Panel Bonding:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonding not determined</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Meter Service Panel Rating:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Could not identify Panel Rating</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Circuits labeled</th>
</tr>
</thead>
</table>
| 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.

<table>
<thead>
<tr>
<th>Service Rating (size) to Building:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Could not identify Service Rating (size)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Rating (size) to Townhouse Unit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 amps (120/240 volts)</td>
</tr>
</tbody>
</table>

**Electrical System Grounding & Bonding:**

Electrical systems must be grounded at the Main Electrical panel to (1) the main water pipe; (2) ground rods; or (3) Ufer Grounds. Sometimes all three, or just two, or just one means of grounding are employed. In addition to grounding all metallic piping "systems" within the home must be "bonded" to the grounding system. This would include (but is not limited to) gas piping, hot and cold metallic water pipes and metallic heating system pipes.

**Grounding:**

- Utility company transformer ground at pole
- Ground wire is present

**Water Pipe Grounding:**

- Not visible---not located
- NA/Plastic

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

- Connection to foundation rebar:
  - This type of grounding is accomplished by connection to wires/rebar buried in the house footings/foundation.
  - Not visible---not located

**Bonding:**

- Water Pipe Bonding:
  - NA/Plastic

**Low voltage system bonding:**

- Phone system grounding seen at:
  - Inter-system bonding terminal
  - Present at the West end of the building
  - Phone system not installed
  - Cable system not installed

**Townhouse Unit Remote Distribution Panel (Sub-Panel):**

<table>
<thead>
<tr>
<th>MFG:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square-D (Homeline)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement South Room</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Working Space at Panel:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access ok</td>
</tr>
</tbody>
</table>

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.

**Lighting:**

- Light present
Panel condition:
Legend/Data Plate:
Present

Panel conditions:
Conduit from service equipment not sealed

Panel Bonding:
Ground bar separate from Neutral bar attached to panel
Ground wire
Amperage detected at time of inspection: 
43 amps

Breakers
Room for expansion / Additional circuits
“Tandem Breakers”
Tandem breakers are present
Panel is rated for installation of some tandem breakers
Tandem breakers (or duplex breakers) (also called, mini-breakers, peanut breakers, half-height breakers, twin breakers, slim breakers, piggy-back breakers etc) are breakers that are designed to provide two circuits in place of a typical single breaker. Most panel legends specifically state where these breakers can be installed, whether or not they are allowed at all, and how many are allowed. It is typically beyond the scope of the inspection to determine appropriateness of some installations.

Panel rating:
Remote Distribution Panel Rating:
125 amps (120/240 volts)

Size of feeder to remote distribution panel:
4-wire feed
Size:
#2 awg
Anti-Oxidant paste present on feeder conductors

Main Disconnect Breaker for the Remote Distribution Panel at Meter Service Panel
100 amp
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.

Some Breakers TURNED OFF at time of inspection
Breaker for the basement level wall heaters

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
Water heater
AC / Heat Pump outdoor unit
Grounded Non-Metallic Sheathed Cable (commonly called romex)
100 %: Estimated % of home with “Grounded” Non-Metallic Sheathed Cable

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
Some of the Bedrooms have receptacles controlled by switches
Living room has receptacles controlled by switches

Receptacles at island countertop:
Receptacle present

Tamper Resistant Receptacles:
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 National Electric Code regarding Tamper Resistant Receptacles

Lighting Outlets:

Exterior lights
Lights at exterior doors:
Present at all exterior door locations
Function not determined at some locations
Exterior lights with motion detectors and/or light sensors noted
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

GFCl: Locations:

Ground Fault Circuit Interrupters present in Circuits

Ground Fault Circuit Interrupters present in Remote Distribution Panel (Sub-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 manufacture's instructions.

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/AFCI breaker in sub-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.

Maintain

Refrigerator receptacle within 6' of sink GFCI protection:
GFCI protected

Laundry Area GFCI's:
All located Laundry Area Receptacles tested as GFCI and AFCI protected where currently required

Exterior GFCI's:
All located Exterior Receptacles tested as GFCI protected

Heat Pump/AC service receptacle:
Present

**AFCI:**

Arc Fault Circuit Interrupters present in Remote Distribution Panel (Sub-Panel)

**Dual Function (AFCI Combination & GFCI)**

3. Dual Function (AFCI Combination & GFCI) breakers in Panel

**“Combination” rated AFCI**

9. Combination AFCI breakers in Panel

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 120 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).

Maintain

Where present and where required by current standards:

AFCI Breakers functioned using test button

All (tested) Outlets 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

1st Floor Level (Entryway level)
Smoke alarm present

Basement Level
Smoke alarm present

Second Floor Level (kitchen level)
Smoke alarm present

Third Floor Level
Smoke alarm present

**Carbon Monoxide Alarm/detector's:**
ELECTRICAL SAFETY

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:

- **No defects noted, visual limitations apply**
  - 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.

### 402 Meter/Electrical Service Panel:

- **No defects noted, visual limitations apply**
  - I recommend asking the seller who is responsible for maintaining the service equipment located at the west end of the building.
  - Evaluate
  - Maintain

### 403 Remote Electrical Distribution Panel(s) (Sub-panels):

- **Repairs/improvements recommended and/or necessary**
  - 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 within this Town-House is a remote distribution panel (sub-panel).

The conduit that enters the back of the panel that brings the wires to the panel from the service equipment at the West end of the building is not properly sealed. Due to stack effect, large amounts of air is drawn into the building through this opening. I recommend bringing this to the attention of the builder/seller for proper repairs by the licensed electrical contractor.

---

**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.

None Seen--while not required in this building by current requirements, I still consider them a good idea for improved safety.
The Dishwasher "lock-out" device is not installed. I recommend installation of lock-out device by licensed electrical contractor. Bring to the attention of the builder/seller.

The wall heater circuit breaker "lock-out" devices are not installed. I recommend installation of lock-out devices by licensed electrical contractor. Bring to the attention of the builder/seller.

The circuit breaker for the electric forced air heaters at the basement level does not stay in the "on" position. Because this needs to be evaluated and repaired by the licensed electrical contractor, this breaker was left in the "off" position at the time of inspection. Bring to the attention of the builder/seller for proper evaluation/repairs by the licensed electrical contractor.
404 Electrical System Grounding & Bonding:

- Repairs/improvements recommended and/or necessary

Grounding requirements for residential electrical systems has undergone numerous changes since the beginning of wiring homes. Whenever possible it is a good idea to upgrade the grounding of older systems for safety. Newest grounding requirements call for ground rods and bonding of metal piping systems (hot and cold water pipes, drains, heating systems and gas pipes, etc). When the licensed electrical contractor is at the home to replace the service, I recommend that proper grounding be evaluated and corrections made as necessary.

Some amount of amperage (.34 amps) was noted on the building's electrical grounding Conductor (EGC). Since much of this current disappeared when the breaker for the basement heaters was shut off, I consider it possible this current is related to the heaters. With all of the AFCI or AFCI/GFCI breakers off, this current was still present, consistent with the issue being related to non-AFCI or GFCI type breakers. This is a shock hazard to persons working on the electrical system. The condition should be further evaluated by a licensed electrical contractor and repaired as deemed necessary. Bring to the attention of the builder/seller for proper repairs.

405 Distribution Wiring:
- No defects noted, visual limitations apply

406 Lighting:
Including Can Lights
- No defects noted, visual limitations apply

<table>
<thead>
<tr>
<th>Testing of the electrical system within a home includes random testing of receptacles, switches, and lights.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can Lights often have improper bulbs installed in them. A chart of the proper size &amp; 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 &amp; type of bulb.</td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

407 Receptacles:
- No defects noted, visual limitations apply

<table>
<thead>
<tr>
<th>Testing of the electrical system within a home includes random testing of receptacles, switches, and lights.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptacles are tested for proper grounding and polarity.</td>
</tr>
<tr>
<td>The receptacles throughout the home are Tamper Resistant type receptacles as required. There is a small &quot;learning curve&quot; with how to plug things into these receptacles. It may seem more difficult that non-tamper resistant type that we are all used to.</td>
</tr>
<tr>
<td>Maintain</td>
</tr>
</tbody>
</table>

408 GFCI Receptacles/Breakers:
- Repairs/improvements recommended and/or necessary

| 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. |

| There is some question as to whether the receptacle for the Microwave should be GFCI protected by current standards due to its proximity to the kitchen sink. I recommend bringing this to the attention of the builder/seller for proper evaluation/repairs as deemed necessary by the licensed electrical contractor. |
| Evaluate |
| Repair/Replace/Install |
| Safety |

409 AFCI Protected Outlets:
- No defects noted, visual limitations apply

| Currently all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, kitchens, laundries, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas are required to be AFCI protected in many jurisdictions. The home appeared to be wired to current requirements, however not every outlet was checked. |
| Upgrade |
| Safety |
All receptacles in living room spaces are required to be AFCI protected. As such the circuit for the electric fireplace should be AFCI protected. Currently, the breaker labeled “fire-place” is not an AFCI type Breaker. I recommend bringing this to the attention of the builder/seller for evaluation/repairs as deemed necessary by the licensed electrical contractor.

Smoke Alarms:

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:


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.
411 Carbon Monoxide Detectors:

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/handyman 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. Detectors that meet the UL-2034 requirements for detectors installed in residential construction are not allowed to sound at continuous CO levels up to 30 ppm, 70 ppm for 4 hours, 150 ppm for up to 50 minutes and 400 ppm for up to 15 minutes.

**CARBON MONOXIDE** [http://buellinspections.com/so-you-think-you-know-everything-there-is-to-know-about-co-detectors](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 alarms previous to this section). The devices also can 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. Combination type alarms are required to be UL-217 and UL-2034 listed.

No CO detectors were noted anywhere in the home, and while not required in homes with no combustion appliances or attached garages, I still consider them a good idea in the event that charcoal or other types of combustion stoves are used indoors in an emergency.

- Repair/Replace/Install
- Safety
- Maintain

**Inspection Limitations / Exclusions:**

- No access to roof structures—finished
- 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.
- Ignite pilot lights.
- 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.

## ELECTRICITY:

### Electric Radiant/ Forced Air

#### Wall

Forced air electric heaters are prone to collection of dust in their fans and the heater compartment. It is good practice to clean these units annually to maintain the units free of dust which adds to wear and tear on the units. The dust is also combustible and should be eliminated for that reason as well.

These heaters can get very hot. Proper clearances to combustibles and items that can be damaged from excessive heat must be maintained at all times: furniture, electrical cords, towels, curtains, clothing etc.

- **Safety**
- **Maintain**

#### Thermostat on Wall

It is very common for homes to have poor circulation resulting in stagnant air behind furniture, corners etc. These areas are prone to build up of moisture resulting in Mold or Mold-like/Fungal Growth. This is especially true if the home is poorly insulated. I recommend keeping a consistent level of heat throughout the home at all times during the heating season to reduce condensation on metal window frames and to reduce high moisture levels in areas of poor circulation.

It is very common with electrically heated homes to have poor circulation resulting in stagnant air behind furniture, corners etc. These areas are prone to build up of moisture resulting in Mold or Mold-like/Fungal Growth. I recommend keeping a consistent level of heat throughout the home at all times during the heating season to reduce high moisture levels in areas of poor circulation.

Electric wall heaters can get very hot. Consideration should be given when small children are around to prevent burns and care should also be taken to prevent curtains/belongs from coming in contact with these heaters.

- **Safety**
- **Maintain**

### Heat Pump / 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.

This system is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Due to system design factors, only a single mode operational test of a Heat Pump/Air Conditioner may be performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function may not be possible, particularly if unit can only be operated in the cooling mode.

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

**Maintain**

Outdoor component location:
SE corner of building
Make: Mitsubishi
Model #: MUZ-G12NA
Serial # 66C08586
RLA 6.6 Rated Load Amperage
FLA 0.5 Fan Load Amperage
7 Minimum Circuit Ampacity by calculation

<table>
<thead>
<tr>
<th>TONS:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>BTU's:</td>
<td>13314</td>
</tr>
<tr>
<td>R410-A Refrigerant</td>
<td></td>
</tr>
<tr>
<td>R32 Refrigerant</td>
<td></td>
</tr>
<tr>
<td>Maximum Fuse/Breaker Size:</td>
<td></td>
</tr>
<tr>
<td>15 amps per data plate</td>
<td></td>
</tr>
<tr>
<td>Minimum Circuit Ampacity:</td>
<td></td>
</tr>
<tr>
<td>9 amps per data plate</td>
<td></td>
</tr>
</tbody>
</table>

Est. Age (mfg): 2016
<1 Years old

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

**Maintain**

Filter not inspected
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.

**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.

**Tubing insulation:**
Large tube (suction line) insulation
Tube is insulated
Small line insulation:
Tube is insulated
Both tubes on AC/Heat Pump units 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 (Heat Pump):
When the unit is operating for long periods of time prior to testing the temperature split recommendations will not be met. From a cold start the temperature split temperatures would be met after about 10 minutes of operation.

There should be a 20-30 degree F difference in temperature between the return air duct and the supply air register closest to the air handler when the unit is functioning properly. When there is less or more of a differential or a greater differential further evaluation by a qualified HVAC contractor may be warranted.

Indoor Unit #1:

Indoor component location:
  Living room of Second Floor
Make:  Mitsubishi
Est. Age (mfg): 2016
  1 Years old
Model #:  MSZ-GL12NA
Serial #:  6____________
Number hard to read---should be verified
Electrical disconnect at outdoor unit
Unit operated using remote control device

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 install an Electronic Air Cleaner.
http://www.soil.ncsu.edu/assist/homeassist/IndoorAir/

X Upgrade
X Maintain

Distribution:
No distribution system is associated with these types of heaters

Whole House Air-Change Fan:

Integrated with Laundry Exhaust Fan:
  Timer Location:
    Laundry room
Air intake location:
  Air intake at individual window vents
    Most openings covered at time of inspection
      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.

Manual function:
  Appeared to function normally
Automatic Function (controlled by timer)"
  Not determined

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):
X See Air Conditioner/Heat Pump below
X Repairs/improvements recommended and/or necessary
  Do remember to keep belongings/furniture adequately away from the wall heaters. These heaters can get very hot and it is a fire hazard to not maintain proper clearances.
X Evaluate
X Safety
X Maintain
There are minimum clearances for forced air electric wall heaters and with the door of the master Bedroom in the open position the heater may be too close to the door and could be a fire hazard. Bring to the attention of the builder/seller for proper repairs.

- Evaluate
- Repair/Replace/Install
- Safety

502 Heating & Cooling Distribution:
- N/A

503 Air Filtration:
- No defects noted, visual limitations apply

504 Air Exchange Unit:
- No defects noted, visual limitations apply

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.

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.

The air intakes located at several window and door locations around the home should be properly maintained free of lint and debris.

- Evaluate
- Repair/Replace/Install
- Safety
- Maintain
- 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.


- Upgrade
- Safety
- Maintain
Air inlets at windows are designed to allow fresh air to be drawn into the home when the whole house fan is running— or even when any exhaust fan is running, including: kitchen exhaust, dryer exhaust and bathroom exhaust fans.

Most vents were noted as being closed at the time of inspection.

Window inlets for whole house ventilation can be problematic on two and three story homes as pressure differentials and stack effect in homes can result in a continuous drafting of air in the lower level inlets and out the upper level inlets. Most of the year these vents can be left open in our climate in the summer. In the Winter it can be counter-productive to leave the upper window vents open because of a convective effect between the upper and lower windows. Installation of one way barometric type air intakes can eliminate this problem. A solution to this problem is difficult to both meet the requirements of installation (providing fresh air to habitable rooms) and preventing unnecessary ventilation beyond recommended levels. It is my opinion, and not backed up by hard science, that it is better to leave the bedroom area vents open and close the lower level vents if barometric type air intakes are not to be installed. This will not “fix” the problem, but it will prevent wasting of energy 24/7 that would otherwise occur.

The required (mandatory) energy information sticker is present at the electrical service panel but does not appear to be the one for this unit (It says Unit 909B). I recommend bringing this to the attention of the builder for proper completion. This Information Sticker records the results of the "required" blower door test, the results of the "required" duct testing as well as other energy features of the home. It is not likely that the house certificate of occupancy can be granted until this form is complete.

This appears to be documentation for Unit 909B instead of Unit 911B
**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.

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

---

**505 Air Conditioning/Heat Pump:**

No defects noted, seasonal limitations apply

If it is below 60 degrees Fahrenheit, Air Conditioners are not tested because damage can be done to the unit. I recommend that the unit function be verified when ambient temperatures are above 65 degrees F.

- Evaluate
- Maintain
- Energy Conservation & IAQ

---

The condensate drain for the indoor component above the electric fireplace terminates at the north side of the building near the entryway. There should be an elbow on the pipe so that liquid does not follow the pipe back toward the building where it might find its way into the wall structure. I recommend bringing this to the attention of the builder/seller for proper repairs by the HVAC contractor.

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

---

**Heating Inspection Limitations / Exclusions:**

Wall unit filter not inspected

Air conditioning systems, per Washington State Standards of Practice, are not tested if the outside air temperature is below 60 degrees F, as this can damage the unit.

- Ambient air temperature being too low
  - 36 degrees F

- Determination of heating or cooling system adequacy is beyond the scope of this inspection.
- Thermostats are not checked for accuracy or timced 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/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
- Meter Location:
  - Meter compartment not opened at time of inspection
  - Could not locate meter
  - Under snow

Main Water Shut-Off Location in Unit:
- 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.
- NE corner of basement room

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 low end of the scale (40psi) or toward the high end of the scale (70psi), fluctuations above and below these parameters can adversely affect flow and pipe connections. Excessive changes in flow over time should be further evaluated by a qualified plumber.

40-64 PSI, tested at:
- Both outside faucets

Main Water Line:
- Not visible---type and size of pipe not determined

Enters Home/Building at:
- Basement:
NE corner of basement room

**Type of pipe:**
- **PEX (plastic):**
  - But not verified it is PEX over entire length.
  - **Diameter:**
    - 3/4"

**Pressure Reducing Valve, location:** (usually only present when water pressure is too high)
- None/Not seen

### 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.

### Outside Faucets:
**Frost Free/Anti-Siphon type faucet, Locations:**
- Hoses and other restrictive devices should not be left in place during freezing weather as water will not drain from the valve and freezing of the valve can occur.
  - Above Information not repeated in relation to other outside faucets.

**North 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
- ASSE 1019 labeled

**Frost Cover:**
- 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.

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

**Leaking of valve stem during "back-pressure-test" noted**

**Anti-siphon device:**
- Integral type present
- ASSE 1019 labeled

### Waste Destination:
It is it is 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.

**Public Sewer**
- **Location of Main Stack Clean-Out(s):**
  - North side of Basement North Room
  - South side of Basement North Room
  - **Outside location:**
    - None found but likely would be required by current standards
    - May be snow covered

**Back-water Valve:**
- Back-water valves are currently required whenever the street man-hole cover is higher than the fixtures draining to the public sewer.
  - None found but likely would be required by current standards

**Drain / Waste / Vent Piping (DWV):**
- Most of drainage piping not visible
- **ABS (black plastic) drains:**

**Plumbing Venting:**
- Vents extended through roof:
  - ABS vent pipes evident
- Pipe Flashings:
**Gas Piping:**

No gas to property

---

**Water Heater Location:**

### Laundry

Under certain conditions, hydrogen gas may be produced in a hot water system that has not been used for two weeks or more. HYDROGEN GAS IS EXPLOSIVE. If the hot water system has not been used for two weeks or more, turn on all hot water faucets and let the water flow from each for several minutes. This will release any accumulated hydrogen gas. As the gas is flammable, do not smoke or use an open flame during this time. It is a good idea to keep this in mind when getting home from vacation or traveling.

Information below is based on the minimum requirements of local plumbing codes (UPC) and may vary somewhat from manufacturer installation instructions. Manufacturer’s typically defer some installation requirements to local regulations.

**Manufacturer:**
- **Brand:** Bradford White

**Size (electric):**
- Gallons: 50

**Accessibility:**
- Proper access

**Age (mfg):** 2014
- 2 years old

**Model #:** RE1H50R10-1NCWW

**Serial #:** LFG0000150

**Electric**

**Heat Pump Water Heater**

Conventional domestic water heaters have life expectancies that vary throughout Washington State. In some areas, life estimates are as low as 8 to 12 years. In other areas, life expediencies can be 15 to 25 years.

**Disconnect Location:**

Electrical disconnect at Remote Distribution Panel (Sub-Panel)

"Lockout" device on breaker

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

**TPRV (Temperature Pressure Relief Valve)**

TPRV located at required location

**Drains to exterior at:**
- South side of home

**Hot Water Temperature:**

- 117 degrees F initially tested at:
  - Kitchen sink
- 118 degrees F at end of inspection, tested at:
  - Bathroom sink
- 120 degrees F, "read-out" on heater

**Tempering Valve:**

Tempering Valve for whole house **NOT Present but recommended.**

If the supply of hot water is inadequate when the water temperature is at 120 degrees F, I recommend considering having a tempering valve installed by a qualified plumber (or having a second or bigger hot water heater installed). This will allow the water heater to be set at much higher temperatures while controlling the temperature of the hot water delivered to the fixtures throughout the home. Contact a qualified plumber for additional information.
Seismic Strapping:
Seismic strapping present
Visual inspection of seismic strapping can only attest to the presence of the strapping and cannot determine the effectiveness of the strapping. Obvious inappropriate attachment will be noted.

Water Supply Connections to Water Heater:
Flexible connectors present:
Flexible Corrugated stainless steel

Cold water shut-off:
Present at heater

Overflow Pan:
Pan is present
Drain is present and terminates at:
Adjacent to tray through the siding to the exterior

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.

50 PSI, measured tank pressure
63 Pressure tested at:
North outside faucet
Tank pressure should be adjusted
Expansion tanks are required to be “charged” with air to match the building water pressure to function properly and are required on all water heaters installed after June of 2006 if there is any type of backflow protection in the system. Many water meters result in meeting this requirement.

Water Temperature Control:

General Information regarding Storage Tank Water Heating Systems:
Having plenty of hot water is not just a convenience, it is considered a necessity in modern homes. However, there are competing concerns related to having plenty of hot water. On the one hand we want to prevent scalding. On the other hand it is a good idea to keep water hot enough to prevent water-borne bacteria from flourishing. It is actually quite complicated to accomplish both goals with storage-tank type water heaters. This is further complicated by Washington State Home Inspector Standards of practice that require us to report when the tested water temperature is above 120 degrees Fahrenheit (including a statement that the generally accepted safe temperature is 120 degrees Fahrenheit). Another complication is that some dishwashers do not have integral water heaters and prefer much hotter water coming to it from the primary water heater.

This information however only address one of the safety concerns--and can actually make the other concern worse. Temperature below 120 degrees Fahrenheit is considered ideal for the growth of harmful bacteria inside the tank--such as Legionella. Keeping the tank temperature between 135 and 140 degrees Fahrenheit can greatly reduce the risk of growing bacteria in the tank but is not a guarantee. For example, Legionella Bacteria can survive extreme hot water and chemical treatment by forming a parasitic relationship with amoebae that are not affected by these treatments. While rare, it is still considered prudent, given the current state of knowledge, to maintain the tank water temperature between 135 and 140 degrees Fahrenheit to at least provide some degree of protection.

Electric water heaters are considered to represent the highest risk, while gas fired water heaters represent the lowest risk. Resolving this difficult issue is perhaps the strongest argument one can make for on-demand type water heaters that do not have this issue as no stored water is present. Homes with copper type pipes are also at lower risk while areas with hard water are considered at greater risk. Non-chlorinated water supply systems are at higher risk (wells).

While “generally-healthy-people” are fairly resistant to infection, some patient populations (organ transplants, diabetes, cancers, kidney disease etc), immunocompromised persons, heavy smokers, heavy drinkers, the elderly and infants can be expected to have higher death rates or incidence of more severe illness if the bacteria is present in sufficient numbers. Some authorities assert that an increase in incidence can be expected with an increased focus on conserving energy (lowering the thermostat on the water heater). The science around all of this is ongoing and new information should be anticipated.

But what about scalding?
Preventing scalding requires a multifaceted approach. #1. We must resort to good sense: • Never leave a child or the infirm alone while drawing water in a bathtub, and check the water temperature before putting your child or the infirm in the tub. • Test the water temperature before bathing or showering. • Turn the cold water on first, then add hot water until the temperature is comfortable. • Teach children to turn the cold water on first, and the hot water off first. #2. Provide a mechanical means (Thermostatic mixing valve) of lowering the temperature to below 120 degrees Fahrenheit at either the points of use or at the water heater itself to protect the whole house. Because these devices can fail, we must always keep #1 in mind.

For additional information on this issue please check out the links below:
Thermostatic mixing valve noted at water heater
Thermostatic mixing valves located at the water heater are designed to reduce hot water temperatures in the tank to levels considered safe at points of use (sinks, tubs etc.). They can be adjusted and should be periodically checked to verify function. These valves are desirable so that tank temperatures can be maintained high enough to limit bacteria growth inside the water heater while at the same time providing water a safe temperatures where desired.

None seen—but recommended for improved safety

<table>
<thead>
<tr>
<th>Yard Irrigation System:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Present</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire Suppression System:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None Present</td>
</tr>
</tbody>
</table>

**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
  - The water meter was not located at the time of inspection. I recommend asking seller where the meter is located.
  - Evaluate
  - Maintain

**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).

  In modern construction (as of 2003) water temperatures at showers and tubs are required to be limited to 120 degrees F. This can be achieved by regulating the temperature at points of use or by means of mixing valves that protect the whole system. The water heater thermostat is not an approved means of controlling the temperature at the points of use. However it should be noted that current regulations may still require "point of use" protection at tubs and showers, even if whole-system protection is present.
  This issue will not be further discussed at individual fixtures throughout the home.
  - Upgrade
  - Evaluate
  - Repair/Replace/Install
  - Safety

**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. This is rarely a concern in new or newer homes.
Typically in homes with basements, plumbing fixtures end up being below the man-hole covers in the street. I could not determine if that is the case here, and I recommend discussing it with the builder/seller to verify that if necessary such back-flow protection is present.

Evaluate
Repair/Replace/Install
Safety

604 Hose Faucets:
- Repairs/improvements recommended and/or necessary

It is very common for hose faucets to leak around the valve stem and/or anti-siphon device resulting in the wasting of water. Usually this can be corrected by tightening the valve stem nut slightly or by repairs to the anti-siphon device. I recommend further evaluation/repairs by a licensed plumber or other qualified person.

The valve stem at the South side of the building leaks under back pressure and was dripping while turned off at the time of inspection. I recommend evaluation/repairs and/or replacement as deemed necessary by a licensed plumber. Bring to the attention of the builder/seller.

605 Sump(s) & Pump(s):
- N/A

606 Gas Piping:
- N/A

607 Water Heaters:
- No defects noted, visual limitations apply

A temperature and pressure relief (TPR) valve is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the TPR 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 TPR valve at least once a year by lifting the lever to ensure the valve discharges properly. The picture to the right shows a typical top-of-tank type TPR Valve. They may also be found on the side of the heater on some models. This inspector does not test these valves due to the possibility that they may leak after testing. A leaking or inoperative TPR Valve should be replaced immediately by a licensed plumber.
The water temperature is set at temperatures considered safe in terms of scalding but these temperatures are considered adequate to promote bacteria growth in the system. (Please see the: “General Information regarding Storage Tank Water Heating Systems” information below.) There is currently no tempering valve installed on the system that would allow for tank temperatures to be higher while at the same time controlling the temperature of water delivered to fixtures. I recommend discussing installation of a tempering valve on the system with a licensed plumber as a safety improvement.

The condensate drain for the water heater has been tied into the drain for the TPRV. This is typically not allowed but the jurisdiction may have made allowances for the installation. I recommend discussing this with the builder/seller to your satisfaction. Because during normal operation of the heater some amount of condensate will be produced it will be normal to see it dripping from the drain termination at the south patio. Part of the problem with them terminating together is it will be difficult to determine if this is normal operation of the heater or a failure of the Temperature Pressure Relief Valve.

During operation it is normal for the area around these heaters to get very cold. In the summer this cooling characteristic can be useful and overall efficiency is supposedly achieved regardless on an annual basis. For more information on these heaters:

https://www.buildinggreen.com/blog/heat-pump-water-heaters-cold-climates-pros-and-cons

Inspection Limitations / Exclusions:
- Water meter not located
- Water meter compartment not opened
- Back-flow valve not located

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 (1st Floor Level):

- **Steel/Metal-Insulated**
  - 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 present
  - **Double Pane Glass** Safety glass “etching” present

#### Entryway Floor Level SE Room Door (1st floor):

- **Slider** 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
    - Door operated normally

#### Basement Level SE Door:

- **Slider** 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
    - Door operated normally
3rd Floor Level Deck Door:

Slider
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
  Door operated normally

WINDOWS:

Problems with double pane windows are common: sash issues, condensation issues, broken hinge mechanisms, broken/missing latches, corrosion, broken thermal seals, defective thermal coatings, failed paint, failed glazing etc.

While I attempt to identify as many defects with windows as possible, not all windows are tested and/or may be obstructed from view (screens, blinds, vegetation etc). This can mean that some issues may go undetected. Typically most issues with the individual windows would not typically be considered "deal breakers" in terms of the purchase of a home/building, and therefore the focus of the inspection is generally on more substantive issues.

In addition, windows are typically left the way they are found. If locked they are relocked, of not locked they are left unlocked, as the reasons for them being either locked or unlocked typically cannot be determined by the inspector. Obviously unlocked windows can represent a security/safety issue and this report will typically indicate when there are unlocked windows in the home.

Some windows noted as being unlocked:
  Kitchen window
  Fixed (picture)
  Slider
Vinyl:
  Window air inlet vents present (atmospheric balancing)
  Double pane glass
  "Warm Edge" type spacer present on some 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

Some windows don't slide properly
  Master Bedroom window
  Screens present
  Some seen stored in:
    Closet of Basement South Room

Window Coverings/Blinds:
  None
  Present

Window coverings and blinds are not inspected for function at the time of inspection except in the process of testing windows for function. I recommend that you test these blinds as desired.

Draw strings and slatted type coverings can be a strangulation hazard for small children. I recommend considering some of the newer types of blinds that are less dangerous to small children. For more information regarding the safety hazards of blinds, see the Consumer Product Safety Commission website at:

Window Blind Safety Information, [http://www.cpsc.gov/cpsscpub/prerel/prhtml06/06014.html](http://www.cpsc.gov/cpsscpub/prerel/prhtml06/06014.html)

1. Move all cribs, beds, furniture and toys away from windows and window cords, preferably to another wall.
2. Keep all window cords out of the reach of children. Make sure that tasseled pull cords are short, and that continuous-loop cords are permanently anchored to the floor or wall.
3. To prevent inner-cord hazards, lock cords into position when lowering horizontal coverings or shades.
4. Repair window coverings, corded shades and draperies manufactured before 2001 with retrofit cord-repair devices, or replace them with today's safer products.
5. Consider installing cordless window coverings in children's bedrooms and play areas.
**INTERIOR DOORS:**

**Styles of doors:**
- Flat panel doors
- Hollow Core

**Door Stops:**
- Door stops present
- Hinge type stops on some doors

Hinge type doorstops can damage door jambs, doors, trim and hinges due to the leverage created in the process of stopping the swing of the door. I recommend the removal of these types of stops and replacement with other types of door stops such as floor or wall mount type stops.

- Maintain

Pocket doors present at some locations
By-pass doors present

---

**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

- No defects noted, visual limitations apply

  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:

- Repairs/improvements recommended and/or necessary

  All bedrooms should have at least one window large enough to allow exit/entrance in case of a fire. The minimum net opening should be no less than 5.7 square feet, with a minimum width of 20 inches and a minimum height of 24 inches. The bottom of the window should be below 44 inches. (When the bottom of the window is above 44” installation of a permanent step is considered acceptable and is recommended.) See the links below for more information about proper egress from windows.


  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 kitchen window would not lock properly/easily at the time of inspection. I recommend bringing to the attention of the builder for proper repairs by a qualified party.

- Evaluate
- Repair/Replace/Install
- Safety
- Energy Conservation & IAQ

---
The Master Bedroom window does not slide properly with the bottom of the window binding on the track. I recommend bringing to the attention of the builder/seller for proper adjustments by a qualified party.

- Evaluate
- Repair/Replace/Install
- Safety

<table>
<thead>
<tr>
<th>703 Interior Doors:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>X</strong> Repairs/improvements recommended and/or necessary</td>
</tr>
</tbody>
</table>

> 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.

> Several of the doors have hinge-type door stops. I recommend repairs by homeowner/handyperson and I recommend replacement of the stops with other means of stopping the doors to prevent damage to the jambs/hinges.

- Repair/Replace/Install
- Maintain

**Inspection Limitations / Exclusions:**
- Screens can limit inspection of windows from exterior
- No comments are offered on cosmetic finishes.
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. Built-in Cabinets, Appliances, Storage Items, Construction Materials, 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.

Living Areas: Floor & Wall & Ceiling Finishes:

Generally, throughout the home (including bathrooms, kitchen, laundry etc) the floors have only very minor mechanical damage—bring to the attention of the builder to your satisfaction. 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 only very minor mechanical damage, minor cracking at corner bead, other cosmetic concerns and some painting/repair/touch up noted typical of most new 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.

Tile areas:
- When buying a home with tile floors/walls, 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.

- Evaluate
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain
- Energy Conservation & IAQ

Finish floors over concrete with no access:
- It is usually not possible to determine how floors were installed over concrete and as to whether necessary moisture barriers/separations are present or not, or how well they will perform if they are present.

- Evaluate
- WDO (Wood Destroying Organisms & conducive conditions)
- Maintain
- Energy Conservation & IAQ

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

Floors:
- Wood Laminate

Walls:
- Drywall

Ceilings:
- Drywall

Heat/Cool:
- Electric Baseboard
Rise in temperature noted during operation of heating system

**Mini-Split HP / AC Forced Air**

Rise in temperature noted during operation of heating system
Cooling not tested

---

### Master Bedroom:

**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
  - Vaulted ceilings present

**Heat:**
- Electric Forced Air

Rise in temperature noted during operation of heating system

---

### 1st Floor North Room:

**Egress:**
- Egress Window present

**Floors:**
- Carpet

**Walls:**
- Drywall

**Ceilings:**
- Drywall

**Heat:**
- Electric Forced Air

---

### 1st Floor South Room:

**Egress:**
- Egress through sliding door

**Floors:**
- Carpet

**Walls:**
- Drywall

**Ceilings:**
- Drywall

**Heat:**
- Electric Forced Air

---

### Basement North Room:

**Egress:**
- Egress Window present
  - Opens into window well with ladder and grated top above well

**Floors:**
- Carpet over concrete
  - Sometimes carpeting covers other types of floor-coverings on the concrete (vinyl, tiles, etc)

**Walls:**
- Some finish surfaces **below grade**
### Basement South Room:

- **Egress:**
  - Egress through door to exterior

- **Floors:**
  - Carpet over concrete
    - Sometimes carpeting covers other types of floor-coverings on the concrete (vinyl, tiles, etc)

- **Walls:**
  - Drywall

- **Ceilings:**
  - Drywall

- **Heat:**
  - Electric Forced Air
  - Gas Fireplace
    - Rise in temperature noted during operation of heating system

### Stairs:

**Stairs to Basement:**
- Carpeted
  - Enclosed storage under stairs
    - "Under-side" fire stopping present
  - Headroom:
    - Headroom adequate
  - Side Barriers:
    - Side barriers adequate
  - Handrail:
    - Handrail appears adequate/proper

**Stairs to Second Floor:**
- Wood
  - Headroom:
    - Headroom adequate
  - Side Barriers:
    - Side barriers adequate
  - Handrail:
    - Handrail appears adequate/proper

**Stairs to Third Floor:**
- Carpeted
  - Headroom:
    - Headroom adequate
  - Side Barriers:
    - Side barriers adequate
  - 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.

**Electric Fireplace:**

**Living Room**
- Fireplace not for use with wood/solid fuels
- Unit appeared to function using normal controls
- Plug-In electrical disconnect at unit
- Remote Control

**Noxious or Other Odors Noted (as related to interior spaces):**

Odors associated with recent painting/finishes/carpeting/new materials

---

**INTERIORS**

In light of some noted thermal anomalies previously discussed, this building could possibly benefit from a full evaluation by a qualified Building Performance Professional. For further information you can contact Home Performance Washington for a list of qualified professionals.


- Upgrade
- Evaluate
- Safety
- Energy Conservation & IAQ

**801 Floors:**

- Cosmetic conditions only---deferred to building completion to your satisfaction
  - 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.
  - Very minor mechanical damage was noted to some of the wood floors. Bring to the attention of the builder/seller for repairs to your satisfaction.
    - Evaluate

**802 Walls:**

- Cosmetic conditions only---deferred to building completion to your satisfaction
  - The walls show minor cosmetic concerns typical of drywall type installations undergoing final touch up. No further recommendation---other than to verify completion to your satisfaction.
  - Bring cosmetic defects to the attention of the builder for proper repairs to your satisfaction.
    - Upgrade
    - Maintain

**803 Ceilings:**

- Cosmetic conditions only---deferred to building completion to your satisfaction
  - Like the walls, the ceilings show minor cosmetic concerns typical of drywall type installations undergoing final touch up. No further recommendation---other than to verify completion to your satisfaction.
Bring cosmetic defects to the attention of the builder for proper repairs to your satisfaction.

**804 Stairs & Railings:**
- **Upgrade**
- **Maintain**

<table>
<thead>
<tr>
<th>No defects noted, visual limitations apply</th>
</tr>
</thead>
<tbody>
<tr>
<td>A proper and secure handrail should be provided for all interior stairs. Stairs that are open on one or both sides should have openings no greater than 4 inches. To prevent a trip hazard, stairs should have a consistent rise and run. Doors should open to a landing, not into a stairwell.</td>
</tr>
<tr>
<td>In new construction, accessible space under stairs should have walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.</td>
</tr>
</tbody>
</table>

**805 Fireplaces:**
- **No defects noted, visual limitations apply**

**Inspection Limitations / Exclusions:**
No comments are offered on cosmetic finishes.

**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, 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-adeded 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.

Master Bathroom:

Floors:
- Tile

Walls:
- Drywall

Ceilings:
- Drywall
- Vaulted ceilings present

Left sink:
- Flow of water:
  - Flow of water apparent
  - Water shut-offs present
- Sink Drainage:
  - Sink drained
  - Pop-Up Stopper:
    - Pop-Up stopper functioned
- Type of sink:
  - Porcelain
- Sink caulked to countertop in readily visible areas
  - Caulk not adequate----I recommend homeowner/handyperson maintain sink/countertop connection well caulked

Right sink:
- Flow of water:
  - Flow of water apparent
  - Water shut-offs present
- Sink Drainage:
  - Sink drained
  - Pop-Up Stopper:
    - Pop-Up stopper functioned
- Type of sink:
  - Porcelain
- Sink caulked to countertop in readily visible areas
  - Caulk not adequate----I recommend homeowner/handyperson maintain sink/countertop connection well caulked

Countertops:
- Countertop materials type not identified

Back Splash:
- Same as countertop

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.

Cabinets:
- Stained Finish Wood Cabinets
- Euro-Style Hinges
  - Euro-Style hinges are prone to loosening, and need to be tightened periodically.
### 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.
- **Plastic 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:
    - 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:
- **Shower Area Vent Fan:**
  - Air movement noted under door with fan running
    - The typical test to see if a fan in pulling air from the room is done by placing a tissue on the fan grille when it is running. If it will not hold the tissue under test the unit is not functioning properly and further evaluation and repairs is recommended. A second method of testing involves seeing if during operation of the fan enough negative pressure is created for their to be air movement under the closed bathroom door. This can also be tested with tissue paper. These are both very limited types of tests.
    - Above note will not be repeated for other bathroom exhaust fans reported on in this report
- **Venting to exterior:**
  - Through the roof
  - **Exterior Cap**
    - Exterior cap with back draft damper is present
    - Screen present

### Toilet Area Vent Fan:
- **Air movement noted under door with fan running**
- **Venting to exterior:**
  - Through the roof
  - **Exterior Cap**
    - Exterior cap with back draft damper is present
    - Screen present

### Heat:
- **Electric Forced Air**
  - Rise in temperature noted during operation of heating system

### 2nd Floor Powder Room:
- **Floors:**
  - Tile
- **Walls:**
  - Drywall
- **Ceilings:**
  - Drywall
- **Sink:**
Flow of water:
Flow of water apparent
Water shut-offs present

Sink Drainage:
Sink drained
Pop-Up Stopper:
Pop-Up stopper functioned

Type of sink:
Porcelain
Sink caulked to countertop in readily visible areas
Caulk not adequate----I recommend homeowner/handyperson maintain sink/countertop connection well caulked

Countertops:
Countertop materials type not identified

Back Splash:
Same as countertop

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.

Safety
Maintain

Cabinets:
Stained Finish Wood Cabinets
Euro-Style Hinges

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:
Air movement noted under door with fan running
Venting to exterior:
South side of home

Safety
Maintain

Exterior Cap
Exterior cap with back draft damper is present
Screen present

1st Floor Full Bath:

Floors:
Tile

Walls:
Drywall

Ceilings:
Drywall

Sink:
Flow of water:
Flow of water apparent
Water shut-offs present

Sink Drainage:
Sink drained
Pop-Up Stopper:
Pop-Up stopper functioned
Type of sink:
- Porcelain Sink caulked to countertop in readily visible areas
  Caulk not adequate. I recommend homeowner/handyperson maintain sink/countertop connection well caulked

Countertops:
- Countertop materials type not identified
- Back Splash:
  - Same as countertop
- 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.

Cabinets:
- Stained Finish Wood Cabinets
- Euro-Style Hinges

Tub/Shower:
- Flow of water at tub:
  - Water flowed
- Flow of water at shower:
  - Water flowed
- Tub Drainage:
  - Water drained
  - Pop-Up Stopper:
    - Pop-Up stopper not functional
- Type of tub:
  - Acrylic/Fiberglass type tub/shower unit
    - One-Piece
    - Acrylic, fiberglass and other resin-based pre-fab bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Enclosure:
- Curtain Rod:
  - Not 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:
- Shower Area Vent Fan:
  - Fan turns on
  - Air movement noted under door with fan running
  - Venting to exterior:
    - South side of home
  - Exterior Cap
    - Exterior cap with back draft damper is present
    - Screen present

Basement Bathroom:

Floors:
### Tile
- **Walls:**
  - Drywall
- **Ceilings:**
  - Drywall

### Sink
- **Flow of water:**
  - Flow of water apparent
- **Water shut-offs present**

### Sink Drainage:
- Sink drained
- **Pop-Up Stopper:**
  - Pop-Up stopper functioned

### Type of sink:
- Porcelain
- **Sink caulked to countertop in readily visible areas**
  - Caulk not adequate---I recommend homeowner/handyperson maintain sink/countertop connection well caulked

### Countertops:
- **Countertop materials type not identified**
- **Back Splash:**
  - Same as countertop

### 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.

### Cabinets:
- Stained Finish **Wood** Cabinets
- Euro-Style Hinges

### Tub/Shower:
- **Flow of water at tub:**
  - Water flowed
- **Flow of water at shower:**
  - Water flowed

### Tub Drainage:
- Water drained
- **Pop-Up Stopper:**
  - Pop-Up stopper not functional

### Type of tub:
- Acrylic/Fiberglas type tub/shower unit
  - **One-Piece**
    - Acrylic, fiberglass and other resin-based pre-fab bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

### Enclosure:
- **Curtain Rod:**
  - Not 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:
- Shower Area Vent Fan:
  - Fan turns on
  - Air movement noted under door with fan running
- Venting to exterior:
  - South side of home
- Exterior Cap
  - Exterior cap with back draft damper is present
  - Screen present

## BATHROOMS

### 901 Floors / Walls / Ceilings:
- Cosmetic conditions only—deferred to building completion to your satisfaction
- Condition of walls and ceilings consistent with other walls and ceilings throughout the home.
- Maintain

### 902 Sinks & Faucets:
- Repairs/improvements recommended and/or necessary
- 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.

None of the sinks are properly caulked to the underside of the countertops in the bathrooms. I recommend evaluation/repairs by a qualified party.

### 903 Cabinets, Countertops & Accessories:
- 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:
- Repairs/improvements recommended and/or necessary
- 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.
The pop-up stopper is missing/not functional at the 1st Floor level Bathroom tub (basement tub should also be checked). I recommend repairs by qualified plumber or other qualified repair person---bring to the attention of the builder/seller.

**905 Shower Stalls, Faucets & Enclosures:**

- **X** No defects noted, visual limitations apply...conditions consistent with age

  - 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.

- **X** Monitor
- **X** Evaluate
- **X** Repair/Replace/Install
- **X** Safety
- **WDO** (Wood Destroying Organisms & conducive conditions) Hidden damage should be anticipated

**906 Toilets:**

- **X** No defects noted, visual limitations apply

  - 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.

**Inspection Limitations / Exclusions:**

- 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**
- Same as/consistent with rest of adjoining living space

## Cabinets & Countertops:

**Countertops:**
- Countertop materials type not identified

**Back Splash:**
- Tile
  - Cracked/damaged tiles/stone

**Cabinets:**
- Stained Finish Wood Cabinets
  - Euro-Style Hinges
    - Euro-Style hinges are prone to loosening, and need to be tightened periodically.
    - Maintain
    - Some Upper Cabinets not adequately attached to wall

## Sink:

**Flow of water:**
- Water flowed
- Water shut-offs present

**Sink drainage:**
- Sink Drained

**Type of sink:**
- Stainless Steel
  - Spray Wand
    - Switched modes normally
  - Single bowl
  - Sink caulked to countertop in readily visible areas

## Dishwasher:

**Make:** General Electric (Sears/Kenmore)
**Model #:** GDT635SHSS
**Serial #:** RG805758B
**Est. Age (mfg):** 2016
  - <1 Years old (Average expected life, 12yrs)

**Water shut-off valve:**
- Present under sink cabinet

**Function:**
- Turned on, run through "rinse" cycle

**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:**
- Its own drain and trap under kitchen sink
Electrical connection:

Electrical disconnect at Remote Distribution Panel (Sub-Panel)

“Lockout device” is NOT present / but recommended

A "lock-out" device on the circuit breaker for the Dishwasher is to ensure the safety of service personnel working on the Dishwasher, and is required/recommended when the Dishwasher is not within sight of the electric panel. I recommend that when a licensed electrician is on the premises for other reasons, that a lock-out device appropriate to the Dishwasher breaker be installed.

Safety

Maintain

This informational note is not repeated for other appliances that require lock-out devices.

Range:

Manufacturer Information:

Make: General Electric
Model #: JB700SJ2SS
Serial #: RG239160Q
Est. Age (mfg): 2016

1. Years old (Average expected life, 17-19yrs)

Anti-Tipping Device:

Anti-Tipping Device Installed

To prevent injury to persons, when heavy objects are placed on the oven door in the open position, the installation of an anti-tip device is required on most ranges.

Function:

Components heated-up using normal controls

Electric

Refrigerator:

Manufacturer Information:

Make: ______________________________
Model #: ______________________________
Serial # ______________________________

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.

Safety

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

None Present

Ice Maker

Water supply present

Built in Microwave/Hood Vent:

Manufacturer Information:

Heated wet paper towel at 20 seconds

Make: General Electric
Model #: JVM7195SK1SS
Serial # MG200853B
Est. Age (mfg): 2016

<1 Years old (Average expected life, 11yrs)

Filters/Grease Screens are present

With Exhaust Fan

Venting to exterior:

South side of home

Exterior Cap

Exterior cap with back draft damper is present

Screen present

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.
### KITCHEN

**1001 Floor / Walls / Ceiling:**

- Cosmetic conditions only---deferred to building completion to your satisfaction

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

**1002 Cabinets & Countertops:**

- Cosmetic conditions only---deferred to building completion to your satisfaction

  The countertop to backsplash and sink to countertop connections should be sealed with appropriate caulk.

  At the backsplash of the kitchen countertop---to the left of the sink, there is one cracked tile. While largely cosmetic, I recommend discussing this with the builder/seller for remedy to your satisfaction.

**1003 Sinks & Faucets:**

- No defects noted, visual limitations apply

  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 Range / Oven (s):**

- 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 Range Hood Vent: See, 1006 Microwave/Hood Vent:**

**1006 Built in Microwave/Hood Vent:**

- No defects noted, visual limitations apply

**1007 Dishwasher:**

- 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.

### Inspection Limitations / Exclusions:

- Some "common" appliances/components not present
  - Refrigerator not present
  - Disposer not present
- Some appliances not inspected or only partially inspected
  - Refrigerator
  - Dishwasher
  - Microwave
  - Range
  - Exhaust vent

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.

Oven self-cleaning operation, timers, and thermostat accuracy are not tested.

Refrigerators, freezers, water dispensers, and ice makers are not tested.
## Floors / Walls / Ceilings:

- **Floors:**
  - Tile

- **Walls:**
  - Drywall

- **Ceilings:**
  - Drywall

### Vent Fan to Outside:
- Fan turns on
- Fan holds tissue paper
- Venting to exterior:
- Through the roof

### Appliances:

#### Stacked Washer/Dryer:
None installed

#### Washer/Dryer Combination

- **Make:** ______________________________
- **Model #:** ______________________________
- **Serial #** ______________________________

- **Electric**
  - 240 Volt Dryer Outlet
  - 4 prong receptacle outlet

#### Dryer Venting:

- 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:**
  - South side of home
  - **Wall vent**
    - Single flap type cap

#### Washer:

None installed

- **Hot & Cold Supply:**
  - Water shut-off's present

- **120 Volt Washer Outlet**

- **Drain Stand Pipe**

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

---

**LAUNDRY**

### 1100 LAUNDRY INFO & MAINTENANCE

#### Floors / Walls / Ceiling:

- **Cosmetic conditions only---deferred to building completion to your satisfaction**

- Laundry flooring, walls, and ceiling are inspected for noteworthy damage. Cosmetic and minor flaws are not generally reported.
### 1102 Cabinets & Countertops:

- N/A

### 1103 Sinks & Faucets:

- N/A

### 1104 Appliances Connections / Installation:

**Repair/improvements recommended and/or necessary**

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.

- Upgrade
- Repair/Replace/Install
- Safety
- Maintain

### 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.

Exhaust ducts (from the Laundry Room wall to the point of termination at the exterior) should be constructed of rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Screens should not be installed at the duct termination. Exhaust ducts should not be connected with sheet-metal screws or any means which extend into the duct. (Screens and screws can trap lint.)

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 pipe (fully stretched and cut to shortest length possible) or smooth wall metal pipe is considered the best choice. No type of Flexible foil pipe is allowed by most manufacturers even if the transition duct has a UL-2158A Standard listing.

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.

For additional information on Dryer venting see the Consumer Products Safety Commission website at:


- Safety
- Maintain

All of the dryer vents are a considerable distance off the ground---especially as relates to your unit. With no association, there is no way to build-in a mechanism for having these caps maintained professionally and storing large ladders could be problematic. One person maintaining their vent cap does not protect the whole building from any possible fire hazard that is associated with these vents not being cleaned properly/regularly. Getting together with the neighbors to establish a maintenance program to be done by someone qualified, is recommended.
1105 Ventilation:

- No defects noted, visual limitations apply

**Inspection Limitations / Exclusions:**

- Appliances not installed
- 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):

- N/A
- 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 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.

Any home with below grade finished spaces are by definition more vulnerable to leaks and water infiltration and therefore must be considered a conducive condition tempered by whatever provisions have been made to minimize water impact. Monitoring of these spaces for signs of moisture issues is a normal part of maintaining homes with finished spaces below grade.

Improperly flashed siding/trim details are considered conducive conditions.

Concrete improperly sealed and/or non-treated wood structures is considered a conducive condition.

- WDO (Wood Destroying Organisms & conducive conditions)

1200-B Household / Yard Nuisance Pests:

- 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](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](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:


<table>
<thead>
<tr>
<th>Monitor</th>
<th>Evaluate</th>
<th>Repair/Replace/Install</th>
<th>Safety</th>
<th>WDO (Wood Destroying Organisms &amp; conducive conditions)</th>
<th>Maintain</th>
</tr>
</thead>
</table>

**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.

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 samples or records of paint colors used on the premises.
- Ask seller for copies of construction records/permits.
  - Some manuals noted in kitchen drawer
- Obtain keys/combinations to all locks.
- Remember to have builder/seller leave left over flooring noted in closet of South Basement Room