

Building Inspection Report

1000 Pike ST NE Auburn WA 98000



Inspection Date:
6/11/2011

Prepared For:
Anyone USA

Prepared By:
Advanced Inspection Service
3702 149th St. Ct. E
Tacoma, WA 98446

253-376-3634
Larry@aisiservices.com

Report Number:
111092
ICN
9282BA030

Inspector:
Lawrence Karwoski
WSDA # 66913
WA. Lic # 850



Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	7
ROOFING	9
EXTERIOR	11
ELECTRICAL	13
HEATING / COOLING	15
INSULATION / VENTILATION	16
PLUMBING	18
INTERIOR	21
APPLIANCES	23
FIREPLACES / WOOD STOVES	24
WDO / WOOD DESTROYING ORGANISMS	25
MAINTENANCE ADVICE	28



Report Overview

THE HOUSE IN PERSPECTIVE

This is a well-built `1960 home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember to keep in mind that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

1. **Major Concern, Repair:** Given the age of the furnace, replacement should be expected now.
2. **Major Concern, Repair:** The main distribution panel should be moved to an appropriate location. Additionally the utility company lock out tag has been tampered with at the meter.
3. **Major Concern, Repair:** The roofing is at end of life and should be replaced. Vulnerable areas noted.

SAFETY ISSUES

4. **Safety Issue: Repair:** The wood stove chimney should be inspected and cleaned prior to operation.
5. **Safety Issue: Repair:** The fireplace chimney should be inspected and cleaned prior to operation. Exterior cracks on the chase are noted footing looks stable likely from earthquake patching recommended, consult a licensed chimney repair specialist.
6. **Repair, Safety Issue:** Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
7. **Improve: Safety Issue: Repair:** Given the location of the water heater, it should be better protected from physical damage. Protection from automobile contact.
8. **Improve: Safety Issue:** Add GFCI to circuit adjacent kitchen sink outlets.
9. **Safety Issue: Repair:** Add GFCI to Bath outlet(s).
10. **Safety Issue: Repair:** Several outlets have overheated. This outlet should be replaced and the circuit should be investigated as there may be an extra risk of fire.
11. **Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended at the HVAC duct through ceiling. Additionally several holes are observed throughout garage ceiling that are in need of repairs.



12. **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house. Additionally door has been cut out for domestic animal entry. Thus door will need replacing. To meet fire safety.
13. **Monitor: Safety Issue:** A larger storage shed on the property is close proximity to the structure and has several fire code issues for this close proximity. Further investigation / information can be obtained from building code enforcement.
14. **Repair, Safety Issue:** The masonry chimney should be cleaned to help assure safe, effective operation.

REPAIR ITEMS

15. **Repair:** The kitchen exhaust hood fan should, ideally, discharge to the building exterior. Currently at roof vent but not connected.
16. **Repair:** The dishwasher should be better secured to the counter top or cabinets.
17. **Repair:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
18. **Repair:** The dishwasher airgap / waste line device does not appear to be properly configured.. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that this condition be investigated.
19. **Repair:** The burners on the gas range need servicing.
20. **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
21. **Repair:** Doorbell not operating at time of inspection.
22. **Repair:** The window(s) has lost its seal front and south bedroom. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value. Please visit www.getthefogout.com for other options. Front Vinyl slider window is observed with condensate between the glass, repair / replace as needed.
23. **Repair:** The kitchen vinyl flooring is in need of replace.
24. **Repair: Monitor: Possible Major Concern:** The floor adjacent to the toilet shows evidence of water damage. High moisture readings surrounding the toilet extending to the tub and below the vanity, further investigation required to determine the extent of repairs, all damaged and hidden damage must be removed and replaced, the area should be thoroughly dry prior to re-covering, re-inspection is recommended prior to re-cover to determine if additional repairs or treatments are necessary prior to re-covering.
25. **Repair:** Evidence of water damage to the floor adjacent to the bathtub enclosure was observed. The extent of damage is difficult to predict without removing floor coverings.
26. **Repair:** The bathroom(s) exhaust fan discharges to attic.
27. **Repair: Possible Major Concern:** The waste piping is potentially leaking into the crawl space; consult a licensed plumbing contractor to scope the sewer for condition and reliability. Make all recommended repairs. The ABS black plastic waste piping may be a defective product. Connections should be monitored for leakage. A sewer odor was detected.
28. **Repair:** The supply piping is leaking. The meter was observed spinning at time of inspection, although no active leaks visibly observed in crawl, the crawl does have standing water, however is has sewer odor, thus the waste line should be scoped by a licensed plumber.
29. **Repair:** A supply valve handle is missing below the kitchen sink and has an active leak at time of inspection. Damaged to the base of the kitchen cabinet is observed, repairs will be needed, additional investigation will be necc. Additionally the kitchen back splash has evidence of dripping below the sink caulk as needed, all water splash areas require caulk seal.
30. **Repair:** The stand under the water heater does not appear to adequately support the tank safely. Rebuilding or modifying is recommended.
31. **Repair:** The furnace appliance gas connection is unconventional. This condition should be corrected for improved safety.
32. **Repair:** A “drip leg” is normally required for gas appliance connections. This should be investigated.
33. **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.
34. **Repair:** A new moisture barrier should be installed on the crawl space floor when the water / sewage has been removed/cleaned up. Overlaying not recommended.



35. **Repair:** The passage of air between the soffit vents and the roof cavity appears to be obstructed. “soffit vents” should be provided and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary.
36. **Repair:** Exhaust vent pipes from the bathroom(s) should be vented to the building exterior. Insulation should be provided on exhaust vent pipes.
37. **Repair:** Disturbed insulation should be repaired or evened out.
38. **Repair:** Recommend having the duct system power vac cleaned, debris noted heavy at return and at all supply outlets.
39. **Repair: Monitor: Possible Safety Issue:** The 110 outlet(s) left of kitchen sink have no voltage at time of inspection additionally several outlets are overheated evidence, further investigation required by a licensed electrician.
40. **Repair:** several holes are noted in exterior walls from utilities etc. recommend a full examination of the exterior and repair as needed.
41. **Repair:** The gate and latch mechanism needs adjustment to function properly. South side.
42. **Repair:** The deck/porch cover at the front patio is causing deterioration (rot) to the eave overhang. It should be repaired or replaced as necessary when re-roofing. Corrections to porch cover drainage as needed to avoid future damage.
43. **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
44. **Repair:** Evidence of wood destroying insect activity was observed. If the property has not already been treated, a licensed pest control specialist should be engaged. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home.
45. **Repair:** Wood/soil contact should be eliminated along the north side of the storage shed form boards. This condition risks rot and wood boring insect activity.
46. **Repair:** Standing water was observed in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see “Exterior”). This condition should then be monitored to determine if additional, potentially costly measures are necessary. See Plumbing Section for additional information.

IMPROVEMENT ITEMS

47. **Improve:** The gas range has been lacking maintenance somewhat. **Improve:** Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
48. **Improve:** The level of ventilation is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

ITEMS TO MONITOR

49. **Monitor:** The waste disposer is excessively noisy.
50. **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher. In the interim, a higher level of maintenance can be expected.
51. **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.
52. **Monitor:** It would be wise to install carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.
53. **Monitor:** Based on the age of this home, there is a possibility the ceiling texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.



54. **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
55. **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
56. **Monitor:** Water staining was noted. The area was dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the stain is still active. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, we recommend repair/replace as needed to remedy the leak.
57. **Monitor:** Minor cracks were noted.
58. **Monitor:** Typical drywall flaws were observed.
59. **Monitor: Possible Major Concern:** Signs of mildew were observed In main bath and bedrooms, a mold screening / IAQ test is recommended on the air quality of the home.
60. **Monitor:** Textured or “popcorn” ceiling material was visible. Asbestos detection or testing is beyond the scope of this inspection.
61. **Monitor:** Master shower hot cold revers.
62. **Monitor:** The majority of plumbing fixtures are old.
63. **Monitor:** Insulation and roof ventilation improvements may be cost effective, depending on the anticipated term of ownership.
64. **Monitor:** Smoke detectors monthly testing change batteries annually.
65. **Monitor:** Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

DEFERRED COST ITEMS

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.



Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration
Columns:	•Wood
Floor Structure:	•Deck 2x8
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Truss •Plywood Sheathing

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Crawl Space

- **Repair:** Standing water was observed in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior"). This condition should then be monitored to determine if additional, potentially costly measures are necessary. See Plumbing Section for additional information.



Wood Boring Insects

- **Repair:** Evidence of wood destroying insect activity was observed. If the property has not already been treated, a licensed pest control specialist should be engaged. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home.
- **Repair:** Wood/soil contact should be eliminated along the north side of the storage shed form boards. This condition risks rot and wood boring insect activity.



LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Roofing

DESCRIPTION OF ROOFING

Roof Covering:	Composition 3 tab 20-25yr single layer poor condition.
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** The roofing is at end of life and should be replaced. Vulnerable areas noted.



Chimneys

- **Repair, Safety Issue:** The masonry chimney should be cleaned to help assure safe, effective operation.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. Minor repairs needed to assist water away.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Exterior

DESCRIPTION OF EXTERIOR

- | | |
|---|-----------------------------------|
| Wall Covering: | •Wood Siding |
| Eaves, Soffits, And Fascias: | •Wood •Open Rafters |
| Exterior Doors: | •Solid Wood Metal |
| Window/Door Frames and Trim: | •Wood |
| Entry Driveways: | •Concrete |
| Entry Walkways And Patios: | •Concrete |
| Porches, Decks, Steps, Railings: | •Pavers |
| Surface Drainage: | •Graded Away From House Primarily |
| Fencing: | •Wood |

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Garage / Shed Storage

- **Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended at the HVAC duct through ceiling. Additionally several holes are observed throughout garage ceiling that are in need of repairs.



- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house. Additionally door has been cut out for domestic animal entry. Thus door will need replacing. To meet fire safety.
- **Monitor: Safety Issue:** A larger storage shed on the property is close proximity to the structure and has several fire code issues for this close proximity. Further investigation / information can be obtained from building code enforcement.

Porch / Deck Cover

- **Repair:** The deck/porch cover at the front patio is causing deterioration (rot) to the eave overhang. It should be repaired or replaced as necessary when re-roofing. Corrections to porch cover drainage as needed to avoid future damage.





Fencing

- **Repair:** The gate and latch mechanism needs adjustment to function properly. South side.



Exterior Walls

- **Repair:** several holes are noted in exterior walls from utilities etc. recommend a full examination of the exterior and repair as needed.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Service - Service Size: 125 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Garage
Service Grounding:	•Copper •Ground Rod Connection ?
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex" BX Cable
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Baths
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

Main Panel

- **Major Concern, Repair:** The main distribution panel should be moved to an appropriate location. Additionally the utility company lock out tag has been tampered with at the meter.



Outlets

- **Safety Issue: Repair:** Several outlets have overheated. This outlet should be replaced and the circuit should be investigated as there may be an extra risk of fire.
- **Monitor:** Smoke detectors monthly testing change batteries annually.
- **Improve: Safety Issue:** Add GFCI to circuit adjacent kitchen sink outlets.
- **Safety Issue: Repair:** Add GFCI to Bath outlet(s).
- **Repair: Monitor: Possible Safety Issue:** The 110 outlet(s) left of kitchen sink have no voltage at time of inspection additionally several outlets are overheated evidence, further investigation required by a licensed electrician.

Discretionary Improvements

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. A **marginally sized electrical service is not a safety concern**, but may represent an inconvenience if the main fuses (or



breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service. The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Heating / Cooling

DESCRIPTION OF HEATING COOLING

Energy Source:
Central System Type:

- Natural Gas Electricity •120 Volt Power Supply
- Air Source swamp cooler •Manufacturer: ?

HEATING COOLING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Major Concern, Repair:** Given the age of the furnace, replacement should be expected now.



Conversion Considerations

The installation of a heat pump system may be a logical long term improvement, depending on the such things as the anticipated term of ownership and current heating and air conditioning costs. The current swamp cooler in place is not functional at time of inspection.

LIMITATIONS OF HEATING COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat / cool supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Fiberglass Main Attic
Exterior Wall Insulation:	•Fiberglass in Original Walls
Crawl Space Insulation:	•none
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Gable Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	Kitchen Baths

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Repair: Recommend having the duct system power vac cleaned, debris noted heavy at return and at all supply outlets.

Attic / Roof

- **Monitor:** Insulation and roof ventilation improvements may be cost effective, depending on the anticipated term of ownership.
- **Repair:** Disturbed insulation should be repaired or evened out.
- **Improve:** The level of ventilation is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- **Repair:** The passage of air between the soffit vents and the roof cavity appears to be obstructed. “soffit vents” should be provided and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary.
- **Repair:** Exhaust vent pipes from the bathroom(s) should be vented to the building exterior. Insulation should be provided on exhaust vent pipes.



Crawl Space

- **Improve:** Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
- **Repair:** A new moisture barrier should be installed on the crawl space floor when the water / sewage has been removed/cleaned up. Overlaying not recommended.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply Pressure not taken due to under-ground leak at time of inspection.
Service Pipe to House:	•Copper
Main Water Valve Location:	•Meter other not located
Interior Supply Piping:	•Copper
Waste System:	•Public sewer system
Drain, Waste, & Vent Piping:	•Plastic ABS
Water Heater:	•Gas

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.
- **Improve: Safety Issue: Repair:** Given the location of the water heater, it should be better protected from physical damage. Protection from automobile contact.
- **Repair, Safety Issue:** Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
- **Repair:** The stand under the water heater does not appear to adequately support the tank safely. Rebuilding or modifying is recommended.



- **Repair:** The furnace appliance gas connection is unconventional. This condition should be corrected for improved safety.
- **Repair:** A “drip leg” is normally required for gas appliance connections. This should be investigated.

Supply Plumbing

- **Repair:** The supply piping is leaking. The meter was observed spinning at time of inspection, although no active leaks visibly observed in crawl, the crawl does have standing water, however it has sewer odor, thus the waste line should be scoped by a licensed plumber.

- **Repair:** A supply valve handle is missing below the kitchen sink and has an active leak at time of inspection. Damaged to the base of the kitchen cabinet is observed, repairs will be needed, additional investigation will be necc. Additionally the kitchen back splash has evidence of dripping below the sink caulk as needed, all water splash areas require caulk seal.

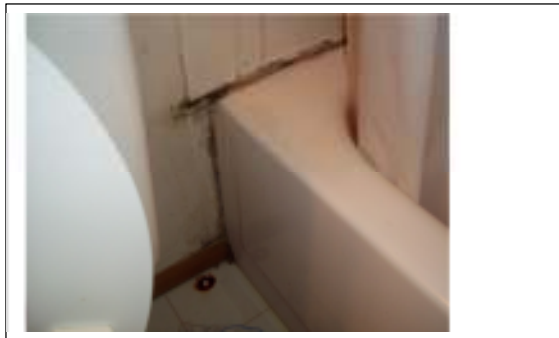


Waste / Vent

- **Repair: Possible Major Concern:** The waste piping is potentially leaking into the crawl space; consult a licensed plumbing contractor to scope the sewer for condition and reliability. Make all recommended repairs. The ABS black plastic waste piping may be a defective product. Connections should be monitored for leakage. A sewer odor was detected.

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.
- **Repair: Monitor: Possible Major Concern:** The floor adjacent to the toilet shows evidence of water damage. High moisture readings surrounding the toilet extending to the tub and below the vanity, further investigation required to determine the extent of repairs, all damaged and hidden damage must be removed and replaced, the area should be thoroughly dry prior to re-covering, re-inspection is recommended prior to re-cover to determine if additional repairs or treatments are necessary prior to re-covering.
- **Repair:** Evidence of water damage to the floor adjacent to the bathtub enclosure was observed. The extent of damage is difficult to predict without removing floor coverings.



- **Repair:** The bathroom(s) exhaust fan discharges to attic.
- **Monitor:** Master shower hot cold revers.

Discretionary Improvements

Replacement of the aging faucets within the home would be a logical long term improvement.

To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise.

Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient
Window Type(s) & Glazing:	•Sliders •Vinyl Sliders
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Walls / Ceilings

- **Monitor:** Water staining was noted. The area was dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the stain is still active. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, we recommend repair/replace as needed to remedy the leak.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed.
- **Monitor: Possible Major Concern:** Signs of mildew were observed. In main bath and bedrooms, a mold screening / IAQ test is recommended on the air quality of the home.



- **Monitor:** Textured or “popcorn” ceiling material was visible. Asbestos detection or testing is beyond the scope of this inspection.

Floors

- **Repair:** The kitchen vinyl flooring is in need of replace.

Windows

- **Repair:** The window(s) has lost its seal front and south bedroom. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value. Please visit www.getthefogout.com for other options. Front Vinyl slider window is observed with condensate between the glass, repair / replace as needed.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** Doorbell not operating at time of inspection.

Environmental Issues



- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Appliances

DESCRIPTION OF APPLIANCES

- Appliances Tested:** •Gas Range
- Laundry Facility:** •240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
- Other Components Tested:** •Kitchen Exhaust Hood Re circulating

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Range

- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.
- **Repair:** The burners on the gas range need servicing.
- **Improve:** The gas range has been lacking maintenance somewhat.

Dishwasher

- **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher . In the interim, a higher level of maintenance can be expected.
- **Repair:** The dishwasher should be better secured to the counter top or cabinets.
- **Repair:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
- **Repair:** The dishwasher airgap / waste line device does not appear to be properly configured.. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that this condition be investigated.

Waste Disposer

- **Monitor:** The waste disposer is excessively noisy.

Kitchen Exhaust Hood

- **Repair:** The kitchen exhaust hood fan should, ideally, discharge to the building exterior. Currently at roof vent but not connected.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- | | |
|--------------------------------|------------------|
| Fireplaces: | •Masonry Firebox |
| Vents, Flues, Chimneys: | •Tile Clay |

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Annual cleaning and maintenance when used on a regular basis.

Fireplaces

- **Safety Issue: Repair:** The fireplace chimney should be inspected and cleaned prior to operation. Exterior cracks on the chase are noted footing looks stable likely from earthquake patching recommended, consult a licensed chimney repair specialist.

Wood Stove

- **Safety Issue: Repair:** The wood stove chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



WDO / Wood Destroying Organisms

DESCRIPTION OF SECTION 12

RECOMMENDATIONS / OBSERVATIONS

YES

NO

Infestation:

There is visible evidence of one or more infestation(s) of wood destroying organisms.

x

Damage:

There is visible evidence of damage to structure due to infestation of wood destroying organisms.

x

Conducive Conditions:

There is visible evidence of conditions conducive to infestation of wood destroying organisms.

x

1. **Repair:** Standing water was observed in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior"). This condition should then be monitored to determine if additional, potentially costly measures are necessary. See Plumbing Section for additional information.
2. **Repair:** Evidence of wood destroying insect activity was observed. If the property has not already been treated, a licensed pest control specialist should be engaged. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home.
3. **Repair:** Wood/soil contact should be eliminated along the north side of the storage shed form boards. This condition risks rot and wood boring insect activity.
4. **Major Concern, Repair:** The roofing is at end of life and should be replaced. Vulnerable areas noted.
5. **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
6. **Repair:** The deck/porch cover at the front patio is causing deterioration (rot) to the eave overhang. It should be repaired or replaced as necessary when re-roofing. Corrections to porch cover drainage as needed to avoid future damage.
7. **Repair:** several holes are noted in exterior walls from utilities etc. recommend a full examination of the exterior and repair as needed.
8. **Improve:** The level of ventilation is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
9. **Repair:** The passage of air between the soffit vents and the roof cavity appears to be obstructed. "soffit vents" should be provided and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary.
10. **Repair:** Exhaust vent pipes from the bathroom(s) should be vented to the building exterior. Insulation should be provided on exhaust vent pipes.
11. **Repair:** A new moisture barrier should be installed on the crawl space floor when the water / sewage has been removed/cleaned up. Overlaying not recommended.
12. **Repair: Monitor: Possible Major Concern:** The floor adjacent to the toilet shows evidence of water damage. High moisture readings surrounding the toilet extending to the tub and below the vanity, further investigation required to determine the extent of repairs, all damaged and hidden damage must be removed and replaced, the area should be thoroughly dry prior to re-covering, re-inspection is recommended prior to re-cover to determine if additional repairs or treatments are necessary prior to re-covering.
13. **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.



14. **Repair:** The supply piping is leaking. The meter was observed spinning at time of inspection, although no active leaks visibly observed in crawl, the crawl does have standing water, however is has sewer odor, thus the waste line should be scoped by a licensed plumber.
15. **Repair:** A supply valve handle is missing below the kitchen sink and has an active leak at time of inspection. Damaged to the base of the kitchen cabinet is observed, repairs will be needed, additional investigation will be necc. Additionally the kitchen back splash has evidence of dripping below the sink caulk as needed, all water splash areas require caulk seal.
16. **Repair: Possible Major Concern:** The waste piping is potentially leaking into the crawl space; consult a licensed plumbing contractor to scope the sewer for condition and reliability. Make all recommended repairs. The ABS black plastic waste piping may be a defective product. Connections should be monitored for leakage. A sewer odor was detected.
17. **Monitor: Possible Major Concern:** Signs of mildew were observed In main bath and bedrooms, a mold screening / IAQ test is recommended on the air quality of the home.
18. **Repair:** The kitchen vinyl flooring is in need of replace.
19. **Repair: The kitchen exhaust hood fan should, ideally, discharge to the building exterior. Currently at roof vent but not connected.**

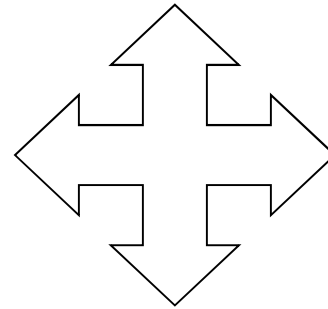


Property Diagram for WDO

“WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request.

csa

Garage



LIMITATIONS OF SECTION 12 INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.



- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!