



MOUNTAINS TO SOUND HOME INSPECTION LLC

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HOME INSPECTION REPORT

1234 Main St.
Port Orchard Washington 98367

Buyer Name

01/16/2018 9:00AM



Inspector

Brandon Goff

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Agent

Agent Name

555-555-5555

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SUMMARY



MONITOR/MAINTENANCE
ITEMS



RECOMMENDATIONS



IMMEDIATE/SAFETY ITEMS

- Thermal Imaging - Thermal Energy Audit: Windows & Doors
- Exterior - Deck: Guardrail missing where needed
- Exterior - Deck: Weathered
- Exterior - Deck: Dry Rot
- Exterior - Exterior Plumbing: Not secured to wall
- Exterior - Exterior Plumbing: Dripping hose bib
- Exterior - Patio: Patio Cracking
- Exterior - House Wall Finish: Seal pentations/gaps
- Exterior - House Wall Finish: Exterior vents need repair
- Exterior - House Wall Finish: Weathered Siding
- Exterior - Walkways: Cracks in walkways
- Roof - Gutters & Drainage: Downspouts Missing Components
- Roof - Vents & Flashings: Sidewall flashing missing
- Roof - Composition Shingle Roof: Roof has a few missing shingles
- Roof - Composition Shingle Roof: End of life
- Fireplace & Chimney - Crown or Termination Cap: The is washed out or deteriorated and should be replaced
- Fireplace & Chimney - Chimney Condition: Tuck pointing
- Fireplace & Chimney - Common Observations: Fireplace needs repairs
- Fireplace & Chimney - Weather Cap-Spark Arrestor: No spark arrestor or weather cap
- Attic - Ventilation: Ventilation is limited and could be improved and further evaluation is recommended
- Interiors - Double Glazed Windows: Screens missing
- Interiors - Handrails & Guardrails: The balusters in the stair rails are loose or damaged and should be serviced
- Interiors - Handrails & Guardrails: No handrail on the stairs
- Bathrooms - Valves and Connectors: leak on the hot water shut-off
- Bathrooms - Tub-Shower: Caulking or sealing
- Bathrooms - Tub-Shower: Tub stopper needs work
- Kitchen - Trap and Drain: leak at drain line below the sink

- Kitchen - Trap and Drain: Slow sink
- Kitchen - Sink and Faucet: Hot and cold reversed
- Water Heater & Plumbing - Water Heating System: End of pressure relief valve discharge pipe needs an elbow
- Garage(s) - Lights, Wall Switches: Ceiling light not working
- Garage(s) - Outlets, Electrical: Missing or broken cover.
- Garage(s) - Slab Floor: Cracked and settled
- Crawlspace, Foundation, Structure & Basements - Foundation: Cracks Moderate
- Crawlspace, Foundation, Structure & Basements - Foundation: Small cracks
- Guest House/Mother in Law - Exterior conditions: Weathered Siding
- Guest House/Mother in Law - Living Area: Heat failed
- Guest House/Mother in Law - Bathroom(s): Drain stop needs work
- Bedrooms - Doors: Door hardware needs adjustment
- Laundry - Sink: laundry sink not secured

1: POSITIVE ATTRIBUTES OF THE HOME

Information

Features & Description: Plumbing

The plumbing System was updated to Pex plumbing

Features & Description: Water Heater

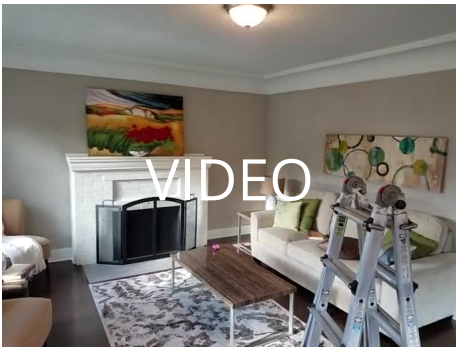
The Water Heater was New

Features & Description: Furnace

The Furnace was New

Features & Description: Recent Updates

The Home was Recently Updated



Features & Description: Description

Remodeled 1926 home on 1.68 acres in Edgewood. Living room w/ wood burning Fireplace is open to formal dining. Kitchen w/ eating area, stainless appliances, new cabinets and granite counter tops. Main floor master bedroom w/ walk-in closet, full bathroom w/ tiled surround and floor and vanity w/ granite counter. 3/4 bathroom also on main floor. Three bedrooms on second floor. Lower level includes family room, den, hobby room, 1/2 bathroom and utility area. New furnace, water heater & service panels. Detached Mother-in-Law apartment.

2: INSPECTION DETAILS

Information

General: Start Time

9am

General: In Attendance

Client, Client's Agent

General: Occupancy

Furnished

General: Style

Multi-level

General: Weather Conditions

Clear

General: Year Built

1926

General: Temperature

40-50 degrees

General: Type of Building

Single Family

The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.



General: Renovations & Additions

NOTE: This property has recently been remodeled, upgraded and/or painted. It is possible for recent work, within the interior or exterior of this house, to hide pre-existing conditions that may have been otherwise noticeable at the time of inspection.

3: EXTERIOR

Information

Driveways: Acceptable

The driveway is in acceptable condition.

Walkways: Acceptable

The walkways are in acceptable condition.

House Wall Finish: House wall Type

Wooden Siding

Fascia & Trim: Acceptable

The wood fascia board and wood trim are in acceptable condition.

Patio: Acceptable

The patio covers were in acceptable condition.

Outlets, Electrical: GFCI reset location

No GFCI's

If GFCI's present unless noted were functional at the time of inspection

General Comments: Exterior comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Grading & Drainage: General Grading Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

House Wall Finish: Acceptable

The exterior house wall finish is in acceptable condition. Any exceptions will be noted below.

Exterior Doors: Exterior Doors Acceptable

The exterior doors were in acceptable condition. Any exceptions will be noted.

Lights: Acceptable

The lights outside the doors of the residence are functional. Any sensor or light sensitive fixture lights were not tested.

Observations

3.3.1 Walkways

 Monitor/Maintenance Item

CRACKS IN WALKWAYS

There are a few cracks in the walkways around the residence that are mostly cosmetic, I suggest you view these yourself and repair as necessary.

Recommendation

Contact a qualified professional.

3.7.1 House Wall Finish

 Recommendation

WEATHERED SIDING

SEVERAL AREAS

Recommendation

Contact a qualified professional.



3.7.2 House Wall Finish

 Recommendation

EXTERIOR VENTS NEED REPAIR

The vent is missing or damaged and is in need of replacement.

Recommendation

Contact a qualified professional.



Right Side

3.7.3 House Wall Finish

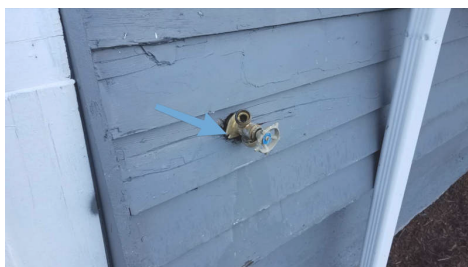
 Monitor/Maintenance Item

SEAL PENETRATIONS/GAPS

Gaps and/or holes were observed on one or more sides in the siding around plumbing, gas, cable, wiring and/or other penetrations. We advise that all the holes and the gaps be caulked and/or sealed to prevent moisture and/or pest intrusion.

Recommendation

Contact a qualified professional.



3.8.1 Exterior Plumbing

 Recommendation

DRIPPING HOSE BIB

A hose bib is dripping and needs service [CLICK HERE](#) to fix it yourself

Recommendation

Contact a qualified professional.



3.8.2 Exterior Plumbing

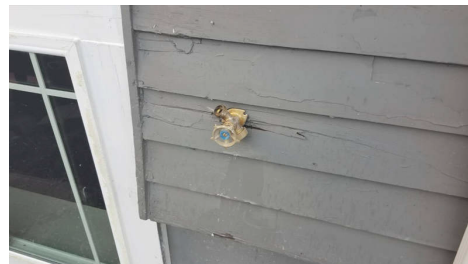
NOT SECURED TO WALL

 Monitor/Maintenance Item

The hose bib is not secured to the wall. This could potentially damage the Plumbing. Recommend securing.

Recommendation

Contact a qualified professional.



Left Side

3.13.1 Patio

PATIO CRACKING

 Monitor/Maintenance Item

The patio has cracking. Recommended monitoring.

Recommendation

Contact a qualified professional.



3.17.1 Deck

DRY ROT

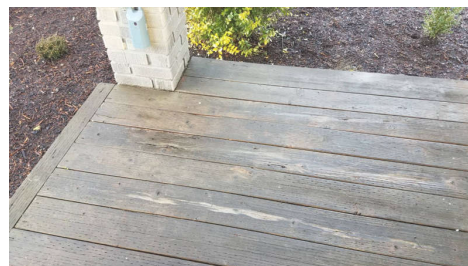
FRONT SIDE

 Recommendation

Dry rot was observed in the structure of the deck which is usually caused by deferred maintenance and should be repaired.

Recommendation

Contact a qualified deck contractor.



3.17.2 Deck

GUARDRAIL MISSING WHERE NEEDED

 Immediate/Safety Item

A guardrail is missing at a location where needed. We recommend installing to prevent a safety hazard.

Recommendation

Contact a qualified professional.



3.17.3 Deck

 Monitor/Maintenance Item

WEATHERED

Portions of the deck we're weathered and in need of minor repairs and maintenance.

Recommendation

Contact a qualified professional.



4: ROOF

Information

Roof Electrical : Accept

The electrical strike and mast were in acceptable condition.

Roof Electrical : Electrical Strike Photo



Method of Evaluation: Method of Evaluation & Photos

Walking on its surface



Composition Shingle Roof: General Comments and Description

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Composition Shingle Roof: Estimated Age

15+ Years Old

Because the exact installation date is unknown, this is an estimated guess of the age of the roof based on the current condition of the roof.

Gutters & Drainage: Acceptable

The gutters appear to be in acceptable condition. Any exceptions will be noted below.

Observations

4.2.1 Composition Shingle Roof

END OF LIFE

The roofing material is deteriorated and should be evaluated by a roofing contractor before the end of escrow.



Immediate/Safety Item

Recommendation

Contact a qualified professional.

4.2.2 Composition Shingle Roof

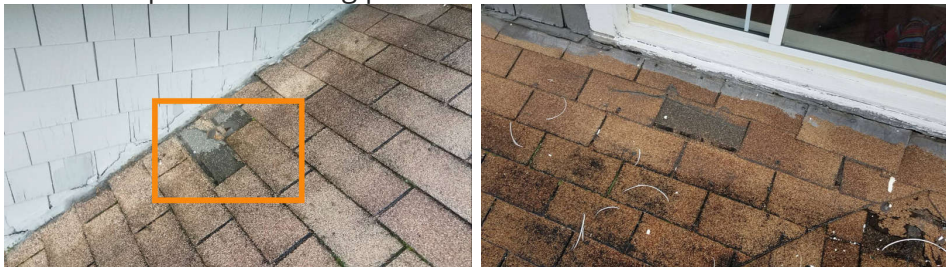
 Recommendation

ROOF HAS A FEW MISSING SHINGLES

The roof has a few missing shingles that should be replaced by a roofing contractor, before the close of escrow and preferably within the inspection period. This will help prevent the possibility of moisture getting past the roof covering, wearing the protective barrier beneath, and into the attic or residence. We recommend having a roofer inspect the rest of the roof as well.

Recommendation

Contact a qualified roofing professional.



4.4.1 Vents & Flashings

 Recommendation

SIDEWALL FLASHING MISSING

The sidewall flashing was missing. We recommend installing to prevent leaking.

Recommendation

Contact a qualified professional.



4.5.1 Gutters & Drainage

 Monitor/Maintenance Item

DOWNSPOUTS MISSING COMPONENTS

The downspout are missing parts. Recommend repairs to allow for proper drainage away from the structure.

Recommendation

Contact a qualified professional.



5: FIREPLACE & CHIMNEY

Information

Type of fire places in residence :

Type of fireplace

Wood Burning

Chimney Flashings: The chimney flashings are in acceptable condition

The chimney flashings are in acceptable condition.

Mantle: The fireplace mantle is in acceptable condition

The fireplace mantle is in acceptable condition.

Hearth: The hearth is in acceptable condition

The hearth is in acceptable condition

Common Observations: Common Observations and Picture

Wood



Observations

5.3.1 Weather Cap-Spark Arrestor

Recommendation

NO SPARK ARRESTOR OR WEATHER CAP

The chimney does not have a spark arrestor or weather cap which is mandated in most jurisdictions and should be installed. This will help prevent pests or debris from falling into the flue and causing an obstruction or damage.

Recommendation

Contact a qualified handyman.



5.4.1 Crown or Termination Cap

Recommendation

THE IS WASHED OUT OR DETERIORATED AND SHOULD BE REPLACED

The crown, which is designed to seal the chimney wall and to shed rainwater, is washed out or deteriorated and should be repaired or replaced.

Recommendation



Contact a qualified masonry professional.

5.10.1 Common Observations

FIREPLACE NEEDS REPAIRS

The fireplace is in need or repairs prior to use.

Recommendation

Contact a qualified fireplace contractor.



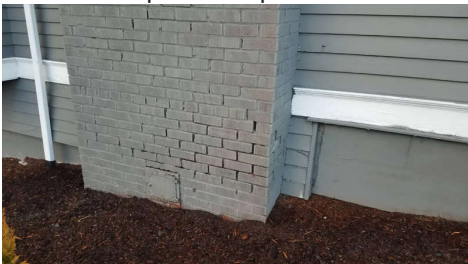
5.13.1 Chimney Condition

TUCK POINTING

The exposed sections of the exterior of the chimney needs re-pointing (tuck-pointing) due to having loose or deteriorated mortar joints. Recommend Repair of old and or eroded mortar joints.

Recommendation

Contact a qualified professional.



6: GARAGE(S)

Information

Picture and size of garage:

Picture and size of garage

Double Car Garage

The garage and its components were evaluated



Automatic Opener: Acceptable

The automatic garage door opener is acceptable

Garage Door & Hardware:

Acceptable

The sectional garage door and its hardware are functional.

Firewall Separation: Acceptable

The firewall separating the garage from the residence is functional.

Walls and Ceiling: Acceptable

The visible walls and ceiling are in acceptable condition.

Outlets, Electrical: GFCI reset

Location

No GFCI

If GFCI's present unless noted were functional at the time of inspection

Entry Door Into the House: Acceptable

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Slab Floor: Acceptable

The visible garage slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

Parking Space: Check parking space to accommodate your vehicles

It would be prudent for you to see that the parking space is adequate to accommodate your vehicles.

Garage Side Door: Acceptable

The side door is functional. A solid steel panel security type door. Noted a deadbolt, door sweep, threshold and adequate weather stripping.

Observations

6.5.1 Slab Floor

CRACKED AND SETTLED

The garage slab floor is integral, and it has cracked, settled, and slightly deformed the structure. We can elaborate on this issue, but because it has structural implications you should consult an engineer.

Recommendation

Contact a qualified structural engineer.





6.13.1 Outlets, Electrical

 Monitor/Maintenance Item

MISSING OR BROKEN COVER.

There was a missing or broken switch or outlet cover that should be replaced or installed.

Recommendation

Contact a qualified handyman.



6.14.1 Lights, Wall Switches

 Monitor/Maintenance Item

CEILING LIGHT NOT WORKING

A ceiling light does not respond, and should be serviced as necessary. Bulbs were missing. Replacement bulbs and testing is recommended.

Recommendation

Contact a qualified electrical contractor.



7: MAIN ELECTRICAL PANEL

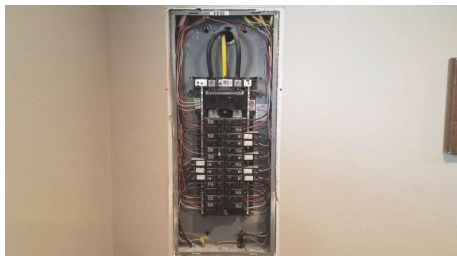
Information

Service Entrance: Main Lines
Overhead

Panel Size & Location: Panel Amps, Location and Picture
Inside, 200 AMP

Panel Cover Observations: Acceptable

The electrical panel cover is in acceptable condition.



Wiring Observations: Electrical Service Conductors
Copper

Wiring Observations: Acceptable
The visible portions of the wiring have no deficiencies.

Circuit Breakers: Acceptable

There are no visible deficiencies with the circuit breakers.

Panel Size & Location: Earth Ground
Not visible

The main panel grounding was observed and found to be in good repair and of adequate function at the time of the inspection.

Main Panel Observations: Acceptable

The panel and its components have no visible deficiencies. Any exceptions will be noted below.

8: ELECTRICAL SUB PANEL

Information

**Sub Panel Information: Panel
Amps Location and picture**

Mother in law

**Sub Panel Observations:
Acceptable**

The panel and its components
have no visible deficiencies.

**Panel Cover Observations:
Acceptable - Interior**

The interior panel cover is in
acceptable condition.



Circuit Breakers: Acceptable

There are no visible deficiencies
with the circuit breakers.

Wiring Observations: No deficiencies and copper wiring was noted

The visible portions of the wiring have no deficiencies and copper wiring was noted.

9: HEATING SYSTEM

Information

General: Equipment Photos



Furnace: Year 2016



Vent Pipe: Acceptable

The gas furnace vent pipe is in acceptable condition.

Thermostats: Thermostat locations Hallways

Thermostats: Acceptable The thermostats were functional at the time of the inspection

Registers: Acceptable The air supply registers are reasonably clean and appear functional.

Gas Valve & Connector: Acceptable

The gas valve and connector are in acceptable, visible condition, however the valve itself was not turned or operated.

Combustion-Air Vents: Acceptable

The combustion-air vents appear to be adequate to support complete combustion.

Age Observations: Newer and functional 0-7 years of age

The HVAC system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Return-Air Compartment: Acceptable

The return-air compartments are in acceptable condition. I recommend changing the filters every 30 - 60 days or as required by the manufacturer. Any interior or internal HVAC system filters were not evaluated as part of this inspection. This includes any filters located within the interior air handler or furnace unit where located in the attic, garage or a closet etc.

10: WATER HEATER & PLUMBING

Information

Water Heating System: Power Source/Type

Electric

Water Heating System: Year

2017

Water Heating System: Location

Laundry Room

Water Heating System: Capacity

50

Water Heating System: Drain Valve-Acceptable

The drain valve is in place and presumed to be functional.

Water Heating System: Electrical Connections-Acceptable

The electrical connection to the water heater is functional.

Main Water Shut-Off, Distribution & Supply: Plumbing acceptable

The plumbing was in acceptable condition. Any exceptions will be noted low.

Water Heating System: Manufacturer and picture

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Water Heating System: Water Shut-Off Valve & Connectors

The shut-off valve and water connectors appear functional but was not tested.

Water Heating System: Relief Valve & Discharge Pipe-Acceptable

The water heater is equipped with a mandated pressure-temperature relief valve and pipe.

Main Water Shut-Off, Distribution & Supply: Water Distribution Material

Pex

A representative amount of the plumbing distribution system was observed and found to be in good repair.

Drain, Waste, & Vent Systems: Acceptable

Based on industry recommended water tests, the drainpipes are functional and acceptable at this time and functional drainage was noted. However, only a video-scan of the main drainpipe could confirm its actual condition which is beyond the scope of a general home inspection. Any exceptions will be noted below.

Observations

10.1.1 Water Heating System



Immediate/Safety Item

**END OF PRESSURE RELIEF
VALVE DISCHARGE PIPE NEEDS AN ELBOW**

The end of the pressure relief valve discharge pipe needs an elbow added for safety reasons. The elbow should point toward the ground, and discharge no more than approximately 6 inches above the ground, to prevent the possibility of spraying someone with hot water.

Recommendation

Contact a qualified handyman.



11: KITCHEN

Information

Picture of kitchen: Kitchen- PICTURE



Countertop: Acceptable

The visible areas of the kitchen countertops were functional.

Sink and Faucet: Acceptable

The kitchen sink and faucet are functional.

Trap and Drain: Acceptable

The kitchen trap and drain are functional. No leaking was noted.

Exhaust Fan: Acceptable

Vents Internally
The kitchen exhaust fan was functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Double Glazed Windows: Acceptable

The windows are functional.

Cabinets: Acceptable

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

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Valves and Connectors: Acceptable

The kitchen valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

11.3.1 Sink and Faucet



Recommendation

HOT AND COLD REVERSED

The hot and cold water lines to the kitchen faucet are reversed and should be serviced as necessary. Hot water is on the right side and cold water is on the left side; this is opposite of the usual setup. I recommend correcting this issue to help prevent the possibility of a scalding type injury.

Recommendation

Contact a qualified handyman.



11.4.1 Trap and Drain

 Monitor/Maintenance Item

SLOW SINK

The kitchen sink drains too slowly, and should be serviced by a handyman.

Recommendation

Contact a qualified handyman.



11.4.2 Trap and Drain

 Immediate/Safety Item

LEAK AT DRAIN LINE BELOW THE SINK

There is a leak at the drain line below the sink which should be repaired as necessary.

Recommendation

Contact a qualified professional.



12: KITCHEN APPLIANCES

Information

Range: Acceptable

The range is functional and both bake and broil work on demand.

Range: Range type

Electric range

Refrigerator: Acceptable

The fridge was functional and achieved acceptable fridge and freezer temperatures. This is a limited courtesy fridge inspection you should ask the sellers about its full operation. You should make sure to set your fridge at appropriate temps.

Dishwasher: Acceptable

The dishwasher is functional, completes an entire cycle, drains properly and no leaking was noted.

13: BATHROOMS

Information

Sink and Faucet: Acceptable

The sinks were functional.

Trap and Drain: Acceptable

The trap and drain are functional. No leaking was noted.

Countertop: Acceptable

The countertops were functional.

Toilet: Acceptable

The toilets were functional, flushes properly and no leaking noted.

Exhaust Fan: Acceptable

The bathroom exhaust fan is functional and works on demand.

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Outlets, Electrical: Has GFCI Protection That Resets In The..

Powder Room

Has modern GFCI protection that were functional during the home inspection.

Valves and Connectors: Acceptable

The valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Tub-Shower: Acceptable

The tub/shower is functional. Hot and cold water supply temperature was verified and no leaking noted.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

13.3.1 Valves and Connectors

LEAK ON THE HOT WATER SHUT-OFF

MASTER BATHROOM

There is a leak on the hot water shut-off valve below the sink, which should be evaluated and repaired as necessary by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



Immediate/Safety Item



13.8.1 Tub-Shower

CAULKING OR SEALING

MASTER BATHROOM

I recommend caulking or sealing around shower valves and faucets etc to help prevent moisture intrusion behind or into the walls.



Monitor/Maintenance Item

Monitoring these areas is also recommended to help ensure an adequate seal is in place.

Recommendation

Contact a qualified handyman.



13.8.2 Tub-Shower

TUB STOPPER NEEDS WORK

MASTER BATHROOM

The mechanical tub stopper does not engage, and should be serviced.

Recommendation

Contact a qualified handyman.

 Recommendation



14: LAUNDRY

Information

Washer & Dryer: Equipment photos



Washer & Dryer: Dryer power source

220 Electric

Washer & Dryer: No washer and dryer

There was not a washer or dryer at the time of the inspection

Outlets, Electrical: GFCI reset location

No GFCI

If GFCI's present unless noted were functional at the time of inspection

Dryer Vent: Acceptable

The visible dryer vent connection appears correct. NOTE: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

220 Volt Receptacle: 220 In-Use

The 220 volt receptacle for the dryer is in use and power supply was verified at the outlet. I recommend you should evaluate this outlet style to be sure the dryer you plan on using here is compatible with it.

Observations

14.4.1 Sink

LAUNDRY SINK NOT SECURED

Laundry sink is not secure too. We recommend securing to prevent damage to Plumbing.

Recommendation

Contact a qualified professional.



15: INTERIORS

Information

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Double Glazed Windows: Acceptable

The windows are functional.

Standard Stairway Clearances: Acceptable

The head height clearance at the stairs is acceptable

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Lights, Wall Switches: Acceptable

The wall switches are functional.

General: Interiors in Acceptable condition

Windows, doors, floor and fixtures were overall in acceptable and serviceable condition. This also includes wall, ceilings and other surfaces. Any exceptions will be noted in their perspective areas.

General: Furnished Residence

The residence is furnished which limits or restricts a thorough evaluation of all wall floor areas windows electrical outlets etc, and in accordance with industry standards I only inspect those surfaces that are exposed and readily accessible. I do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. I suggest that you come back to look over the property when everything is moved out, and all personal items have been removed

General: Interior Photos

These photos are to show the condition of the interiors at the day of the inspection.



Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Smoke & CO Detectors: Smoke & carbon Monoxide present

Unless noted there was an adequate amount of smoke and CO detectors in the living areas. It is recommended they should be checked periodically for fire safety and replaced as necessary.

Floor Treads & Risers: Acceptable

The stair treads and risers appear satisfactory. The rise should not be less than 4 inches, nor greater than 7 inches, and the treads should not be less than 11 inches. In addition, the dimensions of the treads and the risers should not exceed 3/8 of an inch from the smallest dimension on the entire run of the stairs.

Observations

15.6.1 Double Glazed Windows

SCREENS MISSING

MANY ROOMS

Window screens were missing in one or more areas. We recommend installing as needed.

Recommendation

Contact a qualified professional.



Monitor/Maintenance Item

15.10.1 Handrails & Guardrails

NO HANDRAIL ON THE STAIRS

Immediate/Safety Item

There is no handrail on the stairs, which is an essential safety feature that should be added as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



15.10.2 Handrails & Guardrails

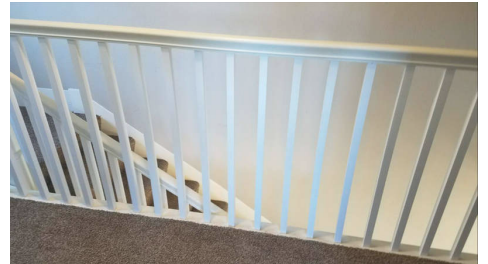
THE BALUSTERS IN THE STAIR RAILS ARE LOOSE OR DAMAGED AND SHOULD BE SERVICED

Monitor/Maintenance Item

The balusters in the stair rails are loose or damaged and should be serviced as necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



16: BEDROOMS

Information

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Windows: Acceptable

The windows are functional. Any Exceptions will be noted.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Outlets, Electrical: Acceptable

The outlets were functional and grounded

General: Bedrooms Photos

These photos are to show the condition of the bedrooms at the time of the inspection.



Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

16.2.1 Doors

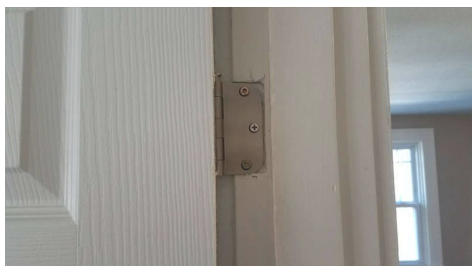
DOOR HARDWARE NEEDS ADJUSTMENT

3RD FLOOR LEFT BEDROOM

The door hardware is Missing or in need of adjustment or repair.

Recommendation

Contact a qualified professional.



17: ATTIC

Information

Attic Access Location: Attic Access Location

Hallway

Method of Evaluation: Access due to inadequate clearance within

The attic was evaluated from the access due to inadequate clearance within.

Insulation: Insulation Type

Blown

Insulation: Acceptable

Insulation is acceptable

Attic Access Location: Attic Photos



Framing: Truss type system-Acceptable

The roof framing is in satisfactory condition. The roof framing consists of a wood truss type system, comprised of components called chords, webs, and struts that are connected by metal gussets nailed in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Roof Decking: Wood board or plank-Acceptable

The visible portions of the wood board or plank roof decking are in acceptable condition and should conform to the standards of the year in which they were installed.

Electrical: Attic electrical-Acceptable

The attic electrical components that are easily visible and not covered by insulation appear to be in acceptable condition.

Observations

17.8.1 Ventilation

VENTILATION IS LIMITED AND COULD BE IMPROVED AND FURTHER EVALUATION IS RECOMMENDED



Monitor/Maintenance Item

Ventilation is limited, and could be improved. Therefore, we recommend that you have a second opinion from a licensed contractor. Contacting a qualified insulation contractor about having your attic ventilation upgraded could help lower energy costs by cooling down your attic during the warmer summer months.

Recommendation

Contact a qualified general contractor.

18: CRAWLSPACE, FOUNDATION, STRUCTURE & BASEMENTS

Information

Foundation: Inspection Method

Visual

Foundation: Material/Type

Concrete

The foundation showed only the normal signs of weathering and or cracking at the time of the inspection.

Observations

18.2.1 Foundation

CRACKS MODERATE

RIGHT SIDE

Moderate sized cracks were observed on the Exterior foundation. This suggests unstable or settling soils. Recommend a soil or structural engineer should be consulted for corrective repairs. This may include sealing the pieces back together with a concrete or similar patch. Sealing is to deny possible moisture entry. a structural engineer evaluate and provide a report on course of action and remedy.



Recommendation

Contact a qualified professional.



18.2.2 Foundation

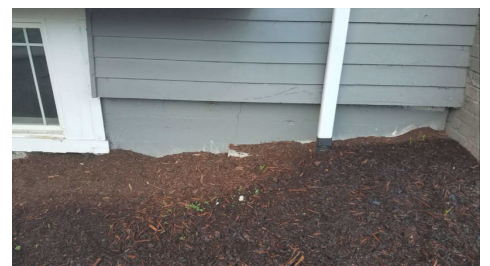
SMALL CRACKS



Hairline and/or small cracks, within normal tolerances were visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the performance of the foundation.

Recommendation

Recommend monitoring.



Left Side

19: RODENT INSPECTION

Information

**Rodent Activity Evidence: No
Rodent Activity Found**

No evidence of rodent activity was found during our inspection.

**Visible Access Locations: No
Access Found**

No obvious access points were found during our inspection.

General: Contributing Conditions

Circumstances that can lead to problems with Rodent activity are known as contributing conditions. Common contributing conditions include tree branches in contact with the home, water accumulation in the crawlspace and fallen fruit from fruit trees rotting on the ground below that provide a feeding ground for rodents. It is important to regularly evaluate the property for all contributing conditions and eliminate them immediately to proactively prevent infestation.

General: No Evidence or Conditions

There were no contributing conditions were found on the exterior of the home. Periodic monitoring for signs of rodent activity, especially at the exterior of the home, in the attic and crawlspace is recommended. If signs are found, we recommend taking necessary action to eliminate any possible infestation.

Contributing Conditions: Adjacent Areas

One of the adjacent properties had a greenbelt, pond or stream. These areas house animals of all kinds, including rodents. Little can be done about the adjacent properties, but limiting contributing conditions around your home is even more imperative.

20: THERMAL IMAGING

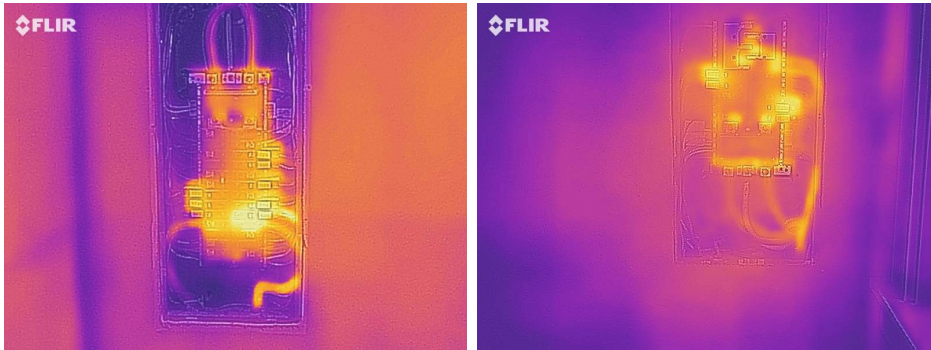
Information

About Thermal Imaging: Disclaimer Courtesy

Thermal images included in this inspection report are provided as a courtesy, they are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion. Disclaimer: It is important to note that thermal imaging only reads temperature differences. It can not see through walls. If the surface is the same temperature the image will be one color. A leak can only be detected if the area is wet and a different temperature than the surface around it. Wet areas of the same surrounding areas can not be seen. Thermal imaging does not guarantee to find every defect that may ever have existed or exist. It is a valuable tool that helps better the chances in finding important defects but not a guarantee.

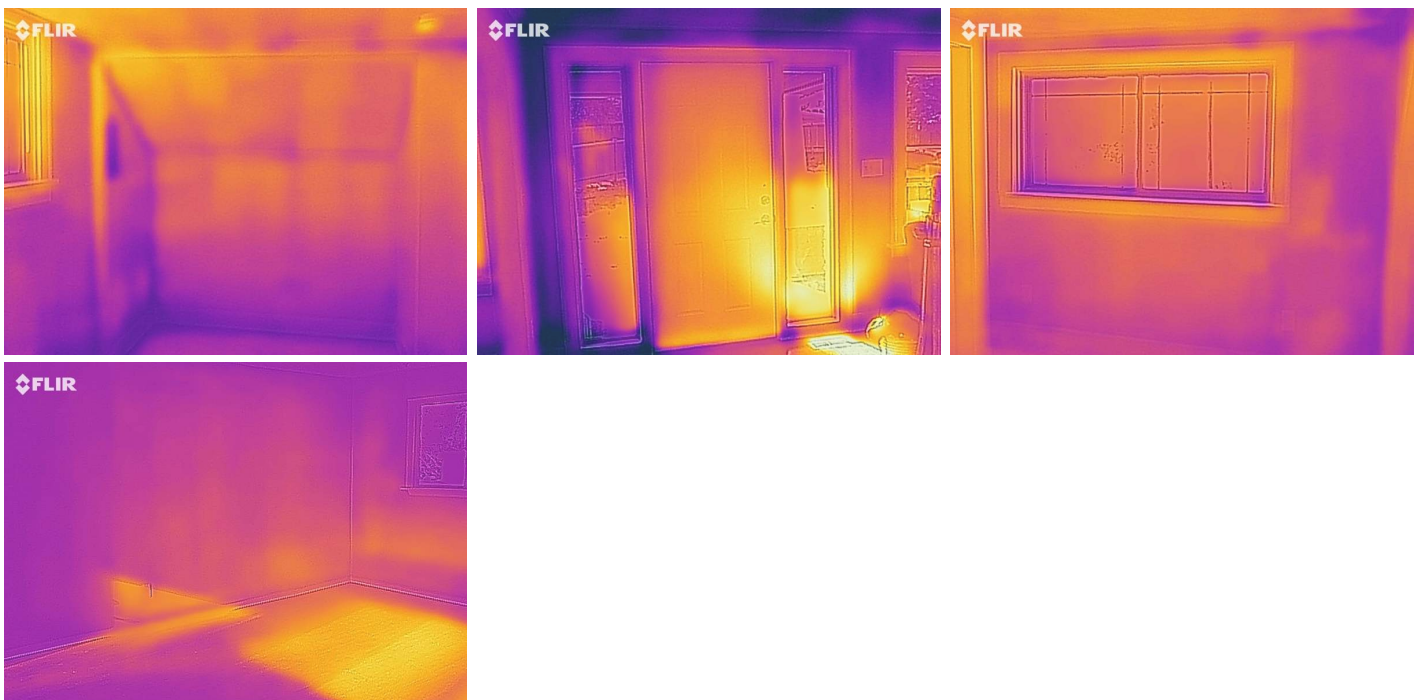
Electrical Survey: Electrical OK

The electrical system was evaluated for overheating breakers, circuits and fixtures. All connected devices and fixtures including switches, outlets and fixtures and breakers were found to be within normal temperature ranges. Attached are a number of photos for your information. Any Deficiencies will be noted below.



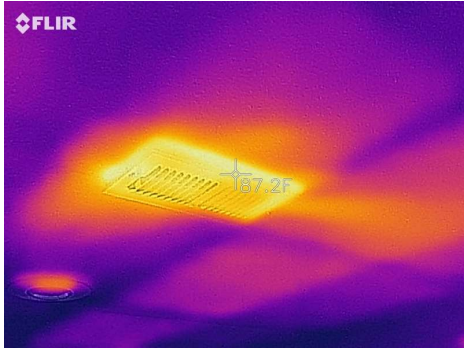
Thermal Energy Audit: Energy Survey OK

During our Thermal survey of the walls, windows and doors, it showed no significant abnormal temperature readings or excessive air infiltration. As a result, it appears that the walls and ceilings are insulated to meet the building standards for this age of home and no excessive heat loss. Included are several photos for you information. Any deficiencies will be noted below.



Thermal Energy Audit: Heating & Cooling

The heater/cooling systems appear to be providing adequate temperatures for conditioning the interior.

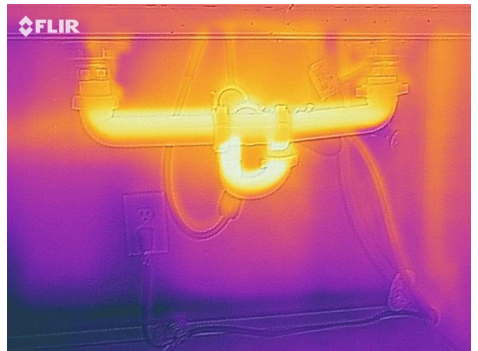
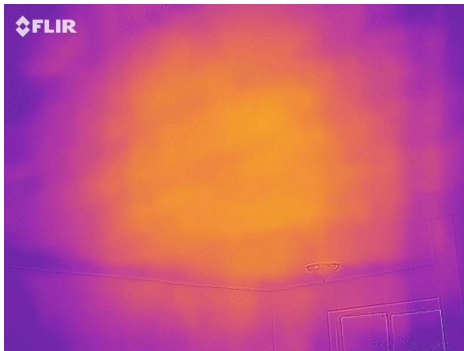


Thermal Energy Audit: Efficiency Information

According to the Dept. of Energy, this image represents the sources of air leaks within the home and the percentage of each. The more air-tight the home is, the more energy efficient it is considered to be.

Moisture Survey: No Interior Leaks

A Thermal survey of the Ceilings, Walls, and floors showed no significant evidence of leakage or water intrusion. Areas of focus are below roof valleys, skylights, chimneys and other penetrations. Additionally, below any second floor bathrooms, laundry rooms and other water fixtures. We have included several photos from our infrared camera for your information. Any deficiencies will be noted below.



Observations

20.3.1 Thermal Energy Audit

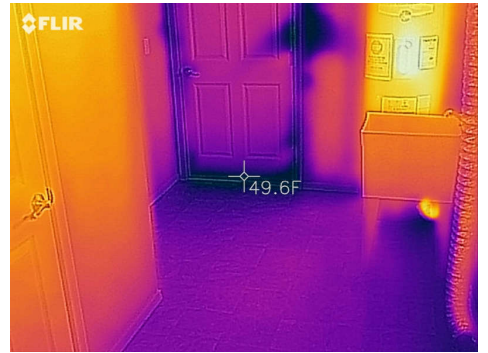
WINDOWS & DOORS

 Monitor/Maintenance Item

One or more window and/or doors appear to have damaged or missing weatherstripping or were not sealed. Recommend installing weatherstripping around all exterior doors for improved energy efficiency.

Recommendation

Contact a qualified professional.



21: STRUCTURAL PEST INSPECTION #10509AQ060

Information

General Info on Wood Destroying Organisms: General

Circumstances that can lead to problems with wood destroying organisms (wood rot, moisture ants, wood boring beetles, termites) are known as conducive conditions. Common conducive conditions include vegetation in contact with the home, soil in contact with wood components of decks, and water accumulation in the crawlspace. It is important to regularly evaluate the property for all conducive conditions and eliminate them immediately to prevent infestation.

General Info on Wood Destroying Organisms: Common Wood Destroying Organisms

Common types of wood destroying organisms in our area include Carpenter Ants, Moisture Ants, and Powder Post Beetles. Rare instances have shown Subterranean Termites as well. Evidence of the presence any of these WDO will be noted below.

General Info on Wood Destroying Organisms: Minimizing Conducive Conditions

According to the WSDA, a six inch (6") clearance should be maintained between the earth and any wood siding. This will assist in not allowing wood destroying organisms and pests in not entering the dwelling.

A 12" clearance is recommended for vegetation near the siding of the dwelling. This will assist in keeping pests from the siding, and, damage to the siding from wind whipped branches.

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator or exterminator in the future. We report current visible conditions only and cannot render an opinion regarding their cause or remediation for the future.

Pest Activity: No Evidence of WDO

Our inspection of the accessible areas of the property did not reveal any active pest activity during the inspection.

Conducive Conditions: Earth to Wood Contact

Some of the Exterior siding or other building components were embedded in the soil. Siding embedded in dirt is subject to moisture damage and creates a condition which is conducive to infestation and damage by wood destroying organisms. Generally re-grading is recommended to create and maintain a 6" clearance between any Exterior wooded elements of the structure and the soil.



Left Side

22: GUEST HOUSE/MOTHER IN LAW

Observations

22.1.1 Living Area

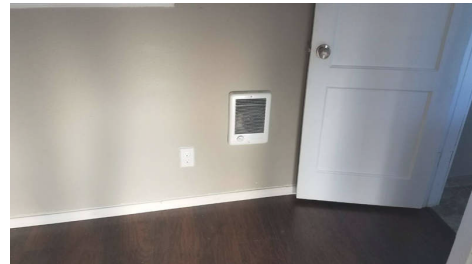
 Recommendation

HEAT FAILED

One of the heater failed to operate. Recommend repair.

Recommendation

Contact a qualified professional.



22.2.1 Bathroom(s)

 Monitor/Maintenance Item

DRAIN STOP NEEDS WORK

The drain stop needs repair.

Recommendation

Contact a qualified professional.



22.7.1 Exterior conditions

 Recommendation

WEATHERED SIDING

The exterior siding was weathered. Maintenance and repairs are needed.

Recommendation

Contact a qualified professional.



23: GENERAL COMMENTS

Information

General Info

This report is the exclusive property of Mountains to Sound Home Inspection, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed in this report are those of Buyer's Choice Home Inspections, LLC and supersede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the Washington State Home Inspector Standards of Practice and those that I do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that I make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the Inspection Company.

Scope of work

You have contracted with Mountains to Sound Home Inspection, LLC to perform a generalist inspection in accordance with the standards of practice established by the state of Washington and the International Association of Certified Home Inspectors (InterNACHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which is clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

MOLD is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread in the air then land and feed on organic matter. It has been in existence throughout human history and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all

of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture, and Your Home," by visiting their website at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

ASBESTOS is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer and is, therefore, a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

POPCORN CEILING- In early formulations, it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States,[1] popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1977. Inhaled in large quantities, asbestos fibers can cause lung disease, scarring of the lungs and lung cancer. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous.

RADON is a gas that results from the natural decay of radioactive materials in the soil and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their effects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to inquire about any high radon readings that might be prevalent in the general area surrounding your home.

LEAD poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes, it is a definite health hazard. Although rarely found in modern use, the lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

CRACKS AND WINDOWS Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not

have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Many environmental factors come into play when and if hermetic seals have failed and Unfortunately, it is not always apparent, which is why we disclaim an evaluation of hermetic seals or unnoticed fogging glass. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

All conditions are reported as they existed at the time of the inspection. The information contained in this report may be unreliable beyond the date of the inspection due to changing conditions.

24: SETTING REASONABLE EXPECTATIONS

Information

Setting Reasonable Expectations

Setting Reasonable Expectations When Things Go Wrong.

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect peoples decisions to purchase.

Contractors Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Dont be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he wont want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man In Theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Why Didnt We See It

Contractors may say I cant believe you had this house inspected, and they didnt find this problem. There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. Its impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. Were Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We dont perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.

25: REPORT CONCLUSION

Information

Conclusion

Congratulations on the purchase of your new home. Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service and trust that you will be completely satisfied with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

STANDARDS OF PRACTICE

Exterior

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions, repairs are usually noted in the form seventeen.

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed, the materials or their nature of construction and condition of the underneath cannot be determined. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection.

These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period.

This report is issued in consideration of a foregoing disclaimer in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Fireplace & Chimney

Components shared by most types of fireplaces include the interior, exterior and the fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and/or gas log lighter.

Accessible fireplace components are visually inspected for signs of significant malfunction, unusual wear and general state of repair. However, portions of standard fireplace construction are always by their nature and location inaccessible for a standard home inspection.

If the fireplace has a gas supply pipe and shut off valve, the gas key should not be left accessible to prevent small children from tampering with the valve.

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector. This is our recommendation as well.

Garage(s)

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Main Electrical Panel

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Electrical Sub Panel

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the Washington standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Safety devices are not tested by the inspector. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes a costly condition to address.

Water Heater & Plumbing

Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Review of these systems could be performed by qualified specialists prior to closing of escrow.

Kitchen

Inspection of the stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Bathrooms

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their duct work are tested for their proper operation and examined where visible.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Interiors

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Crawlspace, Foundation, Structure & Basements

Many of the dwellings structural elements and portions of it's mechanical systems are visible inside the Crawl Space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing and heating. Each accessible and visible component and system was examined for proper function,

excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area.

Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl Space during the rainy season.

Rodent Inspection

Our rodent inspection focuses mainly on access an conditions that are conducive to rodent infestation on both the interior and exterior as well as attic and crawlspace areas. This inspection also identifies visible signs of active or previous signs of infestation. This is considered a preliminary inspection to that of a professional exterminator. There are no guarantees that an infestation has not or will not happen once our inspection is complete.

Thermal Imaging

The purpose of an infrared inspection is to identify and investigate thermal anomalies using an infrared imaging camera that are present at the time of the inspection. Infrared thermography measures surface temperature only; furniture, window drapes, floor and wall coverings may prevent accurate assessment of some areas. This is not a mold survey. Further investigation by qualified professionals is required where evidence of water intrusion and moisture problems are noted to determine the presence of any mold/mildew and the means and costs of any necessary remediation.

Structural Pest Inspection #10509AQ060

Opinions contained herein are based on conditions visible and evident at the time of the inspection. This report does not warrant, represent, or guarantee that the structure reported on is free from evidence of WDO's, their damage, conducive conditions to WDO's; nor does it represent or guarantee that the total damage, infestation, or infection is limited to that disclosed in this report. The inspector maintains full discretion regarding accessible and inaccessible areas and materials.