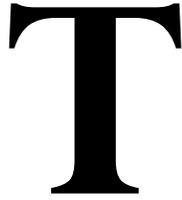


TO THE T HOME INSPECTIONS LLC



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Property Inspection Report# XXXXXX
Client: XXXXXX
Property Address: XXXXXXXX ST SW Edmonds WA 98026
Inspection Date: 9/30/11
WSDA ICN # 1239AQ014

This report is the exclusive property of To the T Home Inspections LLC and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

My promise is to inspect your home throughout my visual non-invasive assessment of its conditions. I cannot see through walls and can only base my findings on what is observable by visual inspection. At the conclusion of the inspection I will disclose everything that I found. Remember, problems will arise as they always do in time, so be prepared. A house is an investment and must be maintained. At the end of this report, I have included a guideline that will help keep you and your home safe.

We inspect all of the systems, components, and conditions described in accordance with the Washington State Standards of Practice, and those that we 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 to read an unnecessarily lengthy report. This inspection is considered a point in time inspection and is not technically exhaustive. It is also not a warranty or guarantee, nor is it a code or compliance inspection. Before reading the following report, Client acknowledges receipt of a copy of the pre-inspection agreement, and has carefully read and agreed to the contents contained therein.

Note: Just as no two home inspectors and no two reporting systems are alike, no two inspection

reports, even if performed on the same property at the same time, are alike. This home inspection report was performed for my client and assumes full disclosure on the part of the home seller. My client may choose to share my report with others, but it was performed solely for my client. Although To the T Home Inspections LLC performs all inspections and writes all reports objectively, without regard to the client's personal interests; performing additional fresh inspections could reveal and report matters differently.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s).

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. They are not offered as a warranty or certification of remaining life.

Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: Kitchen appliances; clothes washer and dryer; radon gas; carbon monoxide; formaldehyde; lead; lead-based paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; security and fire protection systems; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; hot tubs or swimming pools; underground storage tanks; liquid propane tanks and supply lines; concealed or private secured systems; water wells, pressure tanks and pumps; septic tanks and drain fields; active or passive solar heating systems; underground sprinkler systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae; lightning arrestors; trees or plants; governing codes; ordinances; statutes and covenants; and manufacturer specifications. Client understands that these systems, items and conditions are not included in this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. We do not make any type of warranty or guarantee as to the condition of the property. Some things may remain hidden or become defective after the inspection. It is not possible to detect every defect within a building during the course of a general inspection. This report should be used in conjunction with, and not a replacement for a pre-closing walk-through by the client.

This inspection is not an insurance policy against hidden defects, or conditions that are not visible and readily apparent at the time of inspection.

The cost of this inspection does not entitle you to any type of protection from hidden flaws and

defects. This inspection does not transfer your ultimate responsibility to To the T Home Inspections LLC therefore compensation for any damages, errors or omissions incurred during the inspection will not exceed the cost of the inspection.

A WDO REPORT FINDINGS DIAGRAM IS AVAILABLE UPON REQUEST.

How to Read this Report

Safety	Poses a risk of injury or death
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Summary:

The following is a summary of the significant issues in this home found during the home inspection. Please refer to the section of each concern for details.

Exterior:

In the crawlspace there were two or more moderate cracks (1/8 inch to 3/4 inch) found in the foundation along the southeast corners. These may be a structural concern, or an indication that settlement is ongoing. Qualified contractors and/or engineers should be contacted as necessary for further evaluation.

The siding west of the front door has decayed and has active carpenter ants in it. The patio needs to be evaluated by someone qualified and possibly re-constructed.

The area needs to be evaluated and treated by a pest control specialist as necessary.

Roof:

The roof is old and damaged in many areas. A new roof is recommended. I recommend a licensed torch down roof specialist evaluate the roof to determine if the entire roof should be replaced. Counter flashing needs to be installed on the skylight to prevent leaks. On the chimney, counter flashing has been damaged and needs repair.

Garage:

The roof rafter and door jamb/framing have been infested and damaged by dampwood termites. All damaged/infested materials need to be removed and replaced. The cultural/conductive condition creating the wet environment needs to be identified and repaired.

Hot water tank:

The hot water tank has failed and is leaking out of the bottom into a bucket. The hot water tank needs to be replaced by someone qualified to follow local safety codes and regulations.

Heating and cooling:

The heat register on the north side of the dining room provided no heat whatsoever. When I was in the crawlspace the ducting for this heat register was on the ground weighed down with water. The homeowner should be contacted about information regarding the flooding issue. A qualified heating technician needs to replace the obvious water soaked ducting and test the rest of the supply and return ducts for water and moisture and repair as needed.

Interior:

In the basement, there are water stains on the ceiling. The areas with noticeable staining are at the bottom of the stairs along the south wall. The other area of concern is in the ceiling of the storage room under the stairs. These areas need to be further investigated by a specialist because of the concerns already associated in the adjacent floors above.

Crawlspace:

Carpenter ant frass is evident in the south end of the crawlspace. The amount of frass identified indicates a significant amount of activity. A pest control specialist needs to evaluate this area and treat as necessary.

The scope of the inspection:

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.

GENERAL INFORMATION

Type of structure	House
Age of Structure	1958
Time started	9:00am
Present during inspection	Realtor, client, homeowner
Weather /temperature	Warm, sunny and rainy

Front of structure faces	South
Foundation Type	Finished basement, Crawlspace

Exclusions

- Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Many areas inside and out couldn't be evaluated.
- Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:
<http://www.epa.gov> The Environmental Protection Association
<http://www.cpsc.gov>]The Consumer Products Safety Commission
<http://www.cdc.gov> The Center for Disease Control

Exterior/Structure

Foundation and footing material	Concrete
Wall Structure	Wood frame
Wall covering	Wood clapboard
Driveway material	Concrete
Sidewalk material	Concrete
Exterior door material	Wood panel

Exclusions:

- Many sections of foundation and/or exterior walls are excluded from this inspection due to lack of access from vegetation, debris and/or stored items. When vegetation is in direct contact with the exterior building materials it causes a lot of moisture exposure to those areas that are not suitable for those conditions. Also, this is a good path for wood destroying insects to find their way into the building. Recommend trimming the vegetation back 6"-12".



Exterior and Structure observations:

Evaluate: The driveway has cracked in many areas. This can be common in older houses. However when I was in the crawlspace there were two or more moderate cracks (1/8 inch to 3/4 inch) found in the foundation along the southeast corners. These may be a structural concern, or an indication that settlement is ongoing. You should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

[*]Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs

[*]Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is

[*]Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:

[*]Hydraulic cement. Requires chiseling a channel in the crack to apply.

[*]Resilient caulks (easy to apply).

[*]Epoxy sealants (both a waterproof and structural repair).





Repair/replace: There are many areas around the house where siding and trim needs to be repaired. Siding pieces on both sides of the garage are damaged and need to be replaced. On the northwest side of the house, on the deck at foot level a piece of siding has decayed and needs to be replaced. On the east side of the house, window trim has decayed. Below the gas meter on the east side some siding has also decayed. All of these decayed materials need to be removed and replaced. I also recommend a qualified painter re-caulk all areas needed, scrape all chipped paint and re-paint the entire exterior.





Repair/evaluate: Soil is contacting the siding in many areas around the south and east side of the house. I was unable to evaluate the east side due to stored items. On the front of the house I could not evaluate the siding because there is a metal skirt board against the siding with soil pushed against that. This is an improper application. The metal skirting should be removed so the siding can be inspected and all soil needs to be lowered 3”6” below the bottom row of siding. When these items area removed someone qualified need to evaluate the siding materials. Noted below in the **crawlspace section**, in the same location where metal skirting is on the front of the house there is a large mound of carpenter ant frass in the crawlspace. In my professional opinion, there is a definite correlation which needs to be corrected.



Evaluate: The soffits around the perimeter have mildew stains on them. This is common in our area. I inspected many areas with my pick and there did not appear to be any soft spots leading to fungal decay at the time of the inspection. You have a built-in gutter system which commonly fail and leak into the soffit area. I would monitor the soffits for additional or growing water stains. If staining continues to grow they need to be further investigated by someone qualified.



Repair: The southeast soffit has come loose. I could slightly see inside and there were two wasp nests present. They did not appear to be active. I recommend re-fastening the soffit so no insects can enter and nest.



Repair: On the west side of the front door there is damaged and decayed siding. Vegetation is growing on the siding and concrete is poured against the siding. Both are conducive conditions for wood destroying organisms and insects. The front porch also does not have adequate slope away from the building. While I was evaluating the decayed siding, a carpenter ant emerged from the decayed material. I recommend contacting a licensed pest control specialist to evaluate, repair, and treat the area as necessary. **See crawlspace section for additional carpenter ant infestations.** A qualified contractor should evaluate the slope of the patio and repair the siding as necessary. All vegetation needs to be away from the building.



Maintain: The back deck posts need to be away from soil contact and vegetation. Even treated materials will decay over time.



Safety: Safe building practices require handrails on stairs if there are 4 or more risers. On the west side of the house the stairs do not have a hand rail. There are only 3 risers so a handrail/guardrail may not be required. However, I recommend installing one as a safety feature for your daughter. On the other side of the stairs there is a pretty nasty fall which could really injure someone.



Repair: On the southeast corner of the house a downspout is terminating directly onto the ground. At the very least the downspout needs to terminate onto a splash block to divert water away from the house.

Limitations of Exterior/Structure inspection:

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Exterior/Structural components concealed behind finished surfaces could not be inspected.

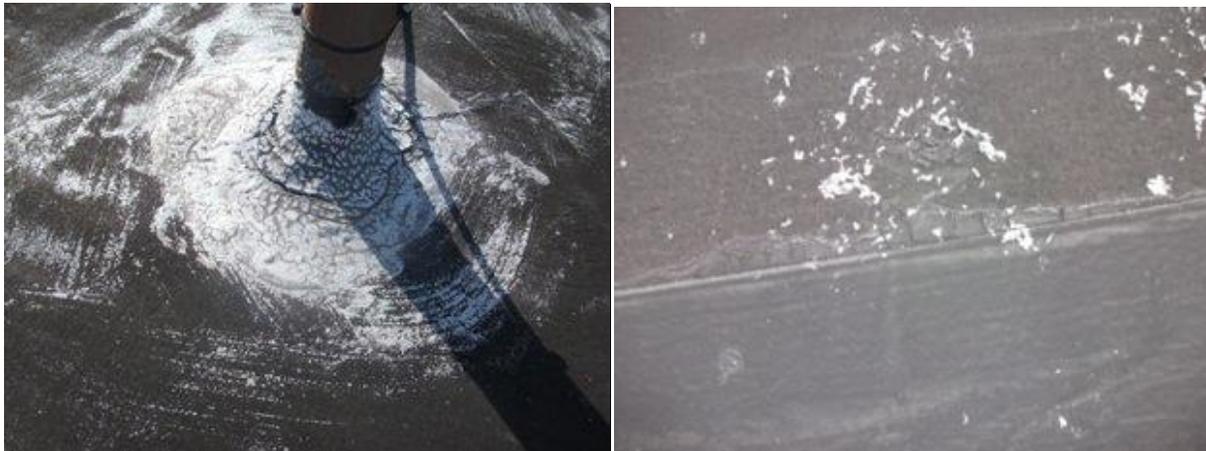
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roof

Roof inspection method	Traversed
Estimated age of roof	30+
Roof type	Flat/gable
Roof covering	Torchdown
Gutter and downspout material	Aluminum downspouts built in gutters
Roof ventilation	Could use more. Unable to determine attic ventilation.
Layers	One

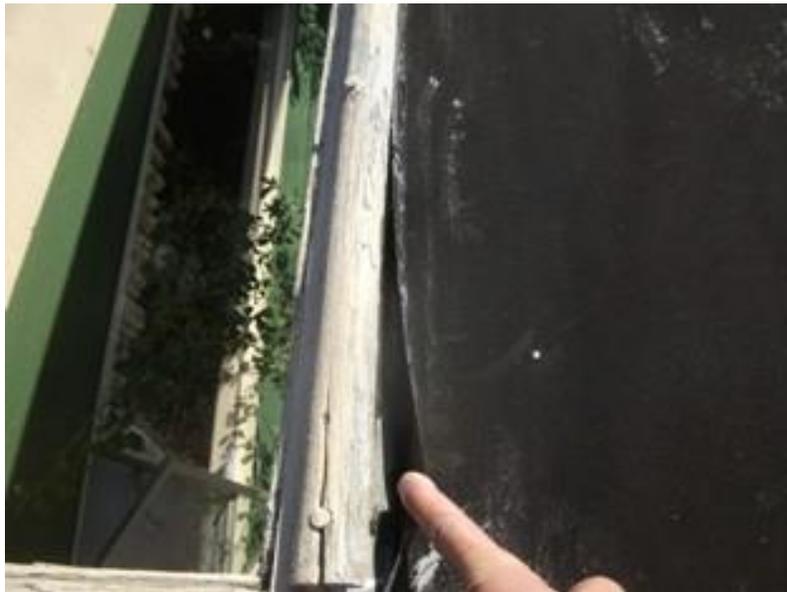
Roofing observations:

Evaluate/repair: The roof did not appear to be in good condition. Many areas have alligator type patterns, meaning the material cracks in cubical patters which look similar to alligator skin. Eventually these cracks open up and expose roof sheathing. Vents are poorly flashed, and many seams are loose. **In my opinion this roof needs to be replaced.** I could not access the attic to see any water stains or leaks. In the garage there is a lot of moisture staining on the exposed roof sheathing. That may also be from a humid and moist garage. I recommend a professional roofer who specializes and is licensed for torch down roofs to evaluate the roof and make the determination if the entire roof should be redone.





Repair: There is a skylight cut out above the entrance. The wood frame and cap have started to decay. On the walls of the frame there needs to be a counter flashing to lap over the roofing material. Currently there is none and the roof sheathing is exposed. I recommend someone qualified installs a cap to act as a counter flashing so water does not get under the roofing material.



Repair: The counter flashing for the chimney has failed in many areas. This needs to be repaired by either a chimney mason or a qualified roofer. Currently with the damaged counter flashing, building framing and sheathing is exposed and is not protected by either roofing or flashing.



Maintain: Gutters are restricted in some areas around the roof. These need to be cleaned now and often to prevent pooling water on the roof and so water will adequately drain.



Limitations of Roofing inspection

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire 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.
- Roof inspection may be limited by type of roofing, pitch of roof, condition, weather, or other safety concerns.

Garage

Exclusions:

- Much of the garage, including areas around the interior perimeter and in the center are excluded from this inspection due to lack of access from stored items.



Garage observations:

Safety: The auto-reverse mechanism on the vehicle door opener is inoperable or requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary. When this garage was installed that was may not have been the current code. I still recommend having the additional safety feature installed. For more information on garage door safety issues, visit:

<http://www.cpsc.gov/cpscpub/pubs/523.html>

<http://www.ohdstl.com/safety.html>

Safety: One or more wall surfaces between the attached garage and interior living spaces have gaps, holes, or missing or inadequate surface materials. These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.



Safety: The garage-house door isn't equipped with an automatic closing device such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically. I was also unable to determine if this door is 1 hr fire rated. The contractor repairing the door needs to confirm the door is fire rated and make any replacements as necessary.

Repair: In the back garage addition, the roofing materials are not intended for permanent enclosures designed to last. The roofing materials will continue to fail exposing the back garage to conducive conditions. This room is an addition to the garage attached to the house and garage and should have a roof system with a better design. The rafters are over span and the posts are not adequately fastened to the beams or concrete. I recommend a qualified contractor evaluate and make repairs for the roof.



Repair/replace: The roof rafter as well as the framing/sheathing and door jamb on the north end of the garage has been damaged and infested by dampwood termites. This infestation was probably caused from the failed roof system above. Dampwood termites are typically a secondary infestation. Meaning if you remove the damp/decayed wood and eliminate the conducive/cultural condition the infestation should go away. All the damaged infested materials

need to be removed. The cause of moisture (most likely the roof) needs to be determined and eliminated. All the areas concealed behind stored items need to be revealed so if there are infestations and damage there they can be removed. Once all this is done the dampwood termite infestation should be eliminated with no treatment required. I recommend a one year follow up inspection focusing on this particular area to make any additional repairs or treatments.



Limitations of garage inspection

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Garage structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was 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.

Electrical Service

Service Type	Overhead
Protection	Breakers
Size of Electrical Service Amperage	200 amp
Electrical Voltage	120/240
Service Entrance Conductor material	Aluminum
Location of Main Service Switch and Main Disconnect	Garage south wall
Service Grounding	Water line
Distribution wiring type	Copper
Switches & Receptacles	Grounded and ungrounded
Smoke Detectors	None in bedrooms



Excluded: Electrical panels are crowded with wires. To avoid disruption of wires I do not move wires around. Therefore many areas of the panel could not be fully evaluated.

Electrical Observations:

Safety: The service entrance conductor wires on the roof are exposed. The wires which are fastened together with electrical tape has some areas where bare wire is exposed. A qualified licensed electrician needs to evaluate this wire and tape the areas where the wire is exposed.



Repair: No drip loop is installed in the service entrance wires. Water may enter the service entrance conduit and equipment as a result. A qualified electrician should evaluate and repair as necessary.



Repair: A breaker in the panel is "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.



Repair: Wires in the panel are not supposed to run across the front of the panel. This wire should be moved so it goes to the breaker without crossing the face of the panel.



Safety: On the north and south side of the crawlspace wires are exposed and need to be contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring.



Safety: GFI protection is required in all wet areas which include outdoor, garage, kitchen and bathroom receptacles. GFI is designed to trip in order to prevent shock. When this building was constructed this safety feature was not required, I still recommend that someone qualified install proper receptacles in these areas.

Comment/safety: There are many receptacles throughout the house which have no grounds. When this house was constructed ground wires were not required. There are safety features which can be installed that don't replace the ground, but offer a common safety feature. Many of the receptacles have 3 prongs. The 3 prongs receptacles are for plugs that have grounds. When the receptacle does not have a ground it should only have two prongs. This is a safety issue because it is giving the impression that the receptacle is grounded when it is really not. I

recommend having a qualified electrician install receptacles that are for two prongs if there is no ground. The receptacles I tested with an open ground were in the dining room and in the master bedroom.

Safety: The electric receptacle on the west wall in the living room has reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Safety: No smoke alarms are visible in bedrooms. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices (functioning one exists in hallways leading to bedrooms, and in each bedroom, etc.). For more information, visit: <http://www.cpssc.gov/cpscpub/pubs/5077.html>

Repair: Cover plate(s) are missing from electric boxes under the stairs as well as in the master bedroom such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Minor repair: The doorbell was not working when tested. The master bathroom lights also were not working. When the electrician is on site have him evaluate these also. The bathroom lights may be as simple as light bulbs.

Limitations of Electrical inspection

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, due to placement of furnishings and stored items.
- 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.

Water Heater

Age	1996
Energy Source	Natural Gas
Type	Tank
Capacity	50 gallons
Manufacturer	Bradford white
Model#	MA45056LN11
Serial#	NF6906816
Water temperature	121 degrees –slightly too hot

Water heater observation:

Replace/repair: The TPR valve on the top of the water tank is supposed to route down 6" from the ground. When the tank has a lot of pressure it releases water from this point. It needs to be routed towards the ground so no scalding water hits anyone. I recommend someone qualified re-route the TPR drain line 6" from the ground.



Repair: There are no seismic straps on the water heater. These are needed to keep the heater in place in a seismic event. One strap high and one strap low. I recommend someone qualified install seismic straps as required.



Replace: The hot water tank has failed and is leaking out of the bottom into a bucket. The hot water tank needs to be replaced by someone qualified to follow local safety codes and regulations. The above repairs are safety suggestions recommended if you were going to try and make the tank last a little longer.



Limitations of Water heater inspection

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the water heater system concealed by finishes and/or storage, around the structure, or behind the walls.

Heating and Cooling

Primary heat type	Forced air
Primary heat energy source	Natural gas
Manufacturer	Rheem
Model #	RGLH-07EAVER Serial#DC1D302F309602012
Filter Location	Top cabinet in furnace
Return air location	Hall and living room wall
Last service date	Uncertain possibly 3/2007
Age	1993- Only date that was found, however did not specify if this was the manufacturer date.

Heating/Cooling observations:

Evaluate/maintain: The last service date of this system appears to be more than one year ago. The filter was dirty and the cabinet was dirty. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more

than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. For more information visit:

<http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>



Repair: The heat registers that I could access provided adequate heat and maintained the specified temperature rise of 40-70 degrees. The heat register on the north side of the dining room provided no heat whatsoever. When I was in the crawlspace the ducting for this heat register was on the ground weighed down with water. The homeowner should be contacted about information regarding the flooding issue. Many other supply ducts throughout the crawlspace are contacting the ground which not only affects heat efficiency but may have water in them. A qualified heating technician needs to replace the obvious water soaked ducting and test the rest of the supply and return ducts for water and moisture and repair as needed. An air quality specialist should also be contacted to determine if there is moisture in other ducts. For more information on duct cleaning in relation to indoor air quality, visit:

<http://www.epa.gov/iaq/pubs/airduct.html>



Limitations of heating/cooling inspection

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat 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. The cooling supply adequacy or distribution balance is not inspected.

Plumbing and Laundry

Water Type	Public
Septic or Sewer	Sewer
Water pressure	100 psi
Location of main water shutoff	Garage
Location of main water meter	Front yard
Location of main fuel shutoff	East side of house
Service Pipe	Galvanized steel
Supply Pipe	Galvanized steel, copper
Drain Pipe	Galvanized steel, plastic
Waste Pipe	Galvanized steel, cast iron, plastic
Vent Pipe	Galvanized steel

Exclusions: The washing machine and dryer were not inspected.

General Warning: Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

[*]Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.

[*]Install appropriate filters at points of use.

[*]Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.

[*]Use bottled or distilled water.

[*]Treat well water to make it less corrosive.

[*]Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

For more information visit:

<http://www.cpssc.gov/CPSCPUB/PUBS/5056.html>

<http://www.epa.gov/safewater/lead/index.html>

Plumbing/laundry observations:

Evaluate/repair: Some, most of the water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, these pipes may be nearing or may have exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce the inside diameter

of these pipes over time, resulting in reduced flow and eventually leaks. I performed a "functional flow test" during the inspection where multiple fixtures were run simultaneously, and found the flow to be inadequate. For example, the shower flow decreased substantially when the toilet was flushed. With this, and because of their apparent age, these pipes may need replacing at any time.

Evaluate/repair: The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.

Comment: This may seem confusing because I'm telling you to replace some of the pipes to increase pressure, but also that the water pressure is too high. Water pressure and water volume are two separate things. If you contact a qualified plumber to evaluate these issues he should help you better understand this topic.

Limitations of Plumbing inspection

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.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and septic tanks are not a part of this inspection

Fireplaces, Woodstoves and Chimneys

Woodstove type	Metal insert
Chimney type	Masonry

Woodstove, chimney observations:

Repair: The chimney viewed from the roof needs repair in many areas. The chimney cap is damaged and needs to be repaired. Many bricks are loose and either need to be repaired or re-set. Many joints are missing mortar and need to be re-struck. All these deficiencies create a conducive condition because water can enter into living space through the faulty brick. I was unable to view the attic to see if there was any water damage on the common wall. I recommend a qualified mason evaluate and make repairs as necessary.



Evaluate: Chimneys cause many house fires. If you are going to use your fireplace I recommend a qualified chimney service contractor inspect, clean, and repair if necessary now and annually in the future before each seasonal use.

Limitations of Fireplaces / Wood Stoves inspection

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.

Kitchen

Kitchen observations:

Repair: The backsplash behind the kitchen sink needs silicone where it meets the counter top. This is to prevent water damage if water were to get behind the sink which is common.



Safety: An anti-tip bracket is not installed on the range. When weight is applied to the open door, such as if a small child climbs on it or a heavy object is dropped on it, the range may tip forward potentially causing injury to nearby persons. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit:

<http://www.google.com/search?q=range+anti+tip+device>

Limitations of kitchen inspection

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.
- The self-cleaning function of ovens is not tested.

Bathrooms

Bathroom observations:

Comment/repair: The master bathroom shower appears to have had repairs done. The tiles on the bottom row are different indicating they have been replaced. My concern with this is that usually when the bottom row of tiles are replaced the backer board and framing often are damaged as well. In this situation the above tiles have not been replaced so the backer board could not have been replaced. When I pressed on the tiles they felt stiff at the time of the inspection. When there is damage behind the tiles usually the wall will slightly flex. There is no way for me to determine

exactly what happened in this shower. When I was in the crawlspace I viewed the area below the best I could based on my mobility and did not see any signs of active leaking. I recommend consulting with the home owner for more information about this.



Repair: In the master shower there are areas along the lower back wall which need additional silicone. In the hall shower there are areas where additional silicone is also needed. The back splashes in the bathrooms also need silicone where they meet the counter tops.

Comment: In the hall bathroom some of the laminate flooring and sub floor has been removed. There did not appear to be any damage to the area. I would ask the homeowner why this is like this.

Limitations of Bathrooms inspection

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.

Interior Rooms

Wall and Ceiling Materials	Sheetrock, paneling
Floor Surfaces	Carpet, laminate, hardwood
Window Type(s)	Vinyl, aluminum, single and double pane
Heating and cooling sources in rooms	Adequate in most
General Condition of Interior Finishes	Adequate from what I could see
General Condition of Windows and Doors	Inadequate
General Condition of Floors	Adequate from what I could see

Interior Observations:

Comment/repair: Many windows appear to be the original single pane windows. For better efficiency you may want to replace these windows. The dining window has a small crack in it. Some of the bedroom doors stick when they are shut. The exterior doors are not solid core. Solid core doors are recommended on exterior application for not only energy reasons but for security.



Evaluate: In the basement there are water stains on the ceiling. The areas with noticeable staining are at the bottom of the stairs along the south wall. Above this staining is the front door where there was wood rot, carpenter ant evidence, and a defective porch (see exterior). The other area of concern is in the ceiling in the storage room under the stairs. This is a concern because the kitchen is directly above. The water soaked heat ducting in the crawlspace indicates there has been a large leak in the kitchen. When water leaks through the ceiling and has no ventilation or way to dry, microbial/mildew will rapidly grow and can severely affect air quality. I recommend consulting the homeowner about the leak and if there were any treatments. I also recommend having the ceiling covering removed in these areas and inspected by someone qualified for water damage and microbial growth. If there is **any** evidence of microbial growth and moisture a specialist needs to evaluate this area and make all repairs as necessary.



Limitations of Interior inspection

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, windows treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper and other finish treatments are not inspected.

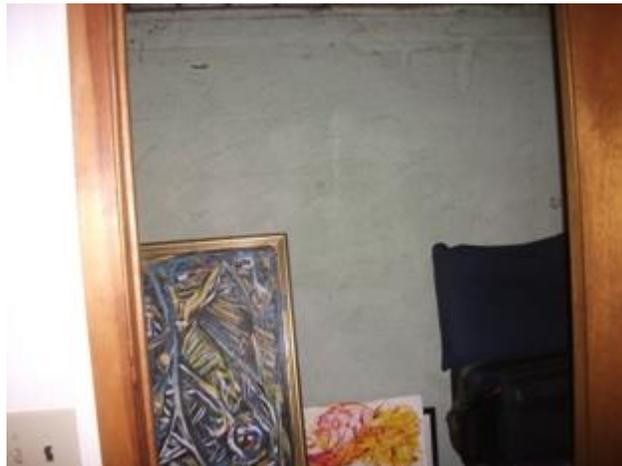
Attic/Insulation

Inspection method	Did not inspect
Roof Ceiling Structure	Rafters
Insulation Material	Could not determine
Insulation Depth	Could not determine
Attic Ventilation	Could not determine

Attic/insulation observations:

Repair: The attic has no access. Even though the roof pitch is low and there would be no way to effectively traverse the attic, there still needs to be an access hatch to view the attic for leaks or other defects.

Repair: Based on the age of the house, there may not be any insulation in the attic. This is another reason why there should be an access. Insulation should be blown into the attic by a qualified company for better energy efficiency. I was unable to determine any exterior wall insulation. When a qualified insulation contractor is on site you may want to have him evaluate the walls and install additional insulation. In the basement, the storage room under the stairs should have insulation installed along the concrete wall as well.



Limitations of Attic/ Insulation / Ventilation inspection

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.

Crawlspace/basement

Inspection method	Traversed
Insulation material	None
Pier-support post material	Wood
Beam material	Wood
Floor structure material	Wood
Adequate venting	NONE

Crawlspace/Basement observations:

Repair: The crawl space has no ventilation. This may result in high levels of moisture in the crawl space and can be a conducive condition for wood destroying insects and organisms. Standard building practices require one square foot of vent area for 150 to 200 square feet of crawl space. Vents should be evenly distributed and within a few feet of corners to promote air circulation. A qualified contractor should evaluate and install vents as per standard building practices.

Repair: No insulation is installed under the floor in the crawl space. Recommend that a qualified contractor install R19 or better (6" thick fiberglass batt) insulation under the floor for better energy efficiency. All of the water lines need to be insulated as well to prevent bursting when it freezes.



Repair: One or more joists are damaged due to non-standard or substandard notching and/or hole boring. Standard building practices specify the following limitations for notching and boring joists:

[*]Notches should not be cut in the middle third of any joist

[*]Notches should not be deeper than 1/6 of the joist depth

[*]Notches should not be deeper than 1/4 of the joist depth at joist ends

The floor joists to the south of the crawl access, below the hall bathroom have been notched and cut for the plumbing. This is a structural concern because two joists next to each other have both been cut so there is no positive joist support for nearly 48". A structural engineer or a qualified contractor should evaluate and repair as necessary.



Repair: Repair/replace: On all of the post to beam connections there needs to be a positive connection. This is to adequately fasten the beam to the post and the post to the concrete. At the time this house was constructed this was not common to do. It is important now to protect the structure during seismic events. This can be done with a metal strap or a 1x4 piece of wood. There should also be a bracket connecting the post to the concrete. I recommend someone qualified positively connect the beams to the post and the posts to the concrete.

Evaluate: Evidence of "heavy" rodent infestation was found in the crawlspace. The Center for Disease Control (CDC) defines this as more than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting [\[url="http://www.cdc.gov/ncidod/diseases/hanta/hps/noframes/FAQ.htm"\]](http://www.cdc.gov/ncidod/diseases/hanta/hps/noframes/FAQ.htm) Hantavirus Pulmonary Syndrome (HPS)[/url]. HPS is a rare (only 20-50 cases per year in the United states) but deadly (40% mortality rate) disease transmitted by infected rodents through urine, droppings, or saliva. Humans can contract the disease when they breathe in aerosolized virus. For example, from sweeping up rodent droppings.

Because this infestation is "heavy", recommend that the clients consult with a qualified pest control operator for extermination services. Also recommend consulting with a qualified, licensed abatement contractor or industrial hygienist for clean up of rodent waste and nesting materials. For more information on eradication, clean up and prevention of rodent infestations, read the CDC's [\[url="http://www.cdc.gov/ncidod/diseases/hanta/hps_stc/stc_spot.htm"\]](http://www.cdc.gov/ncidod/diseases/hanta/hps_stc/stc_spot.htm)Clean Up, Trap Up, Seal Up[/url] article.



Evaluate: Carpenter ant frass is evident in the south end of the crawlspace. The amount of frass identified indicates a significant amount of activity. Directly above this location is the area on the front of the house where soil is against the house contacting the metal skirt board. I was unable to inspect the siding in this area because of the skirting and soil. While I was in the crawlspace I did not see any live carpenter ants at the time of the inspection. That does not mean they are not active. Again, consult the property owner, this may have been recently treated and the pest control specialist simply did not clean up the carpenter ant frass. In my exterior inspection I did see a carpenter ant near this location in the siding. If it has been previously treated there may be a warranty. Regardless, a pest control specialist needs to evaluate these areas and treat as necessary.



Repair: Cellulose-based debris such as wood scraps were found in crawlspace (see diagram; CD). All cellulose-based debris should be removed to avoid attracting wood destroying insects.

Repair: I was unable to determine if an appropriate vapor barrier was applied in the crawlspace under the concrete. A significant amount of moisture comes into the house from crawlspaces. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil below. Many abatement contractors, who I recommended you contact for the vermin problem, will install vapor barriers. I recommend having this done.

Limitations of crawlspace/basement

This is a visual inspection limited in scope by (but not restricted to) the following conditions

- Storage, debris, and other items in crawlspace/basement are not moved and could limit the extent of the crawlspace/basement inspection.
- Many areas of the crawlspace/basement are difficult to access. All efforts will be made to access each corner, inspection may be limited.

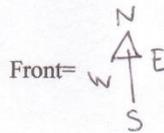
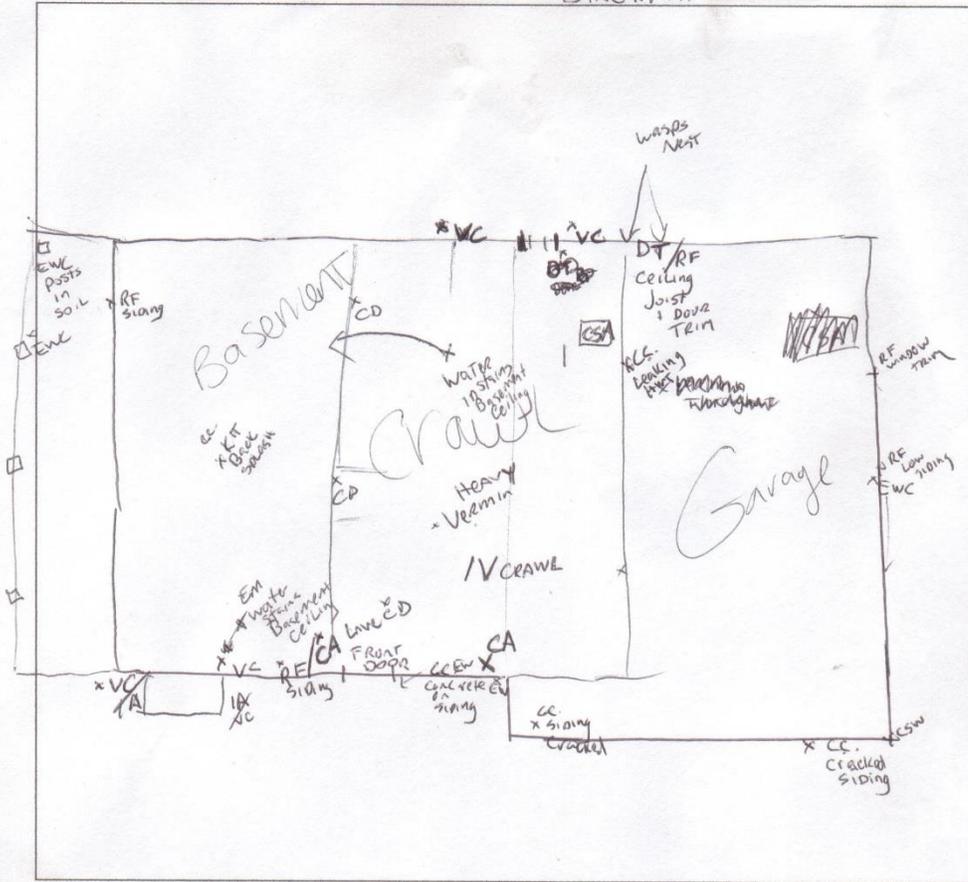
Complete Wood Destroying Organisms

Inspection report

This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than five feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing.

Wood destroying organisms may infest, reinfest or become active at anytime. No warranty is provided as part of this inspection. Any areas mentioning conducive conditions or WDOs are part of this inspection.

WDO DIAGRAM



AB	Anobiid beetles	FC	Failed Caulking
BG	Bare Ground	IA	Inaccessible area
CA	Carpenter Ants	IC	Inadequate clearance
CC	Conductive Conditions	IV	Inadequate ventilation
CD	Conductive Debris	MA	Moisture ants
CSA	Crawlspace Access	OB	Other wood infesting beetles
CSW	Control Storm Water	RF	Rot Fungus
DT	Dampwood Termites	RG	Restricted Gutter
EM	Excessive Moisture	ST	Subterranean Termites
EW	Earth-Wood Contact	VC	Vegetation Contact

Control Number 1239A904

General Warning- Protect your home, know your home

Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. Asbestos regulations require that any Asbestos containing material and/or any presumed Asbestos containing material must be treated as asbestos containing material until materials are proven to contain less than 1% asbestos by laboratory analysis. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

The Environmental Protection Association: <http://www.epa.gov>

The Consumer Products Safety Commission: <http://www.cpsc.gov>

The Centre for Disease Control: <http://www.cdc.gov>

Mold awareness

Although mold is a common problem, it is not within home inspector's standards of practice to identify fungal growth (mold) since often times, a growth appears to be mold but is not. I will alert you if there is a microbial presence but a specialist is required to biologically identify the growth. If this is the case, contact the Clean Air Agency. They serve as specialists on microbial growth which are commonly found in areas of high moisture.

Informational articles Published by the EPA about contaminants that affect homes can be found online at: www.epa.gov/iaq/pubs/insidest.htm. Mold is a common contaminant of which homeowners should be aware. Mold is a micro organism that has tiny seeds, or spores, that are spread on the air, 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 toxigens that represent a serious health threat. All types of mold 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 identify. 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. 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. Fungal growth, due to high moisture content is a conducive condition and should be monitored by a specialist. For more information about mold, contact The Environmental Protection Agency for an article entitled "A Brief Guide to Mold, Moisture and Your Home" at their web site: <http://www.epa.gov/iaq/molds/moldguide.html/>

Home Maintenance Check List

Monthly:

1. Clean dishwasher filter (if provided), usually at lower spray arm.
2. Purge garbage disposal by first filling kitchen sink with clean water, then turn on food disposer until water is drained through.
3. Change/clean air conditioning return filters monthly. This will help keep your air cleaner and system running more efficiently. Clogged air filters will make your system operate longer than required, thereby increasing your monthly bills.
4. Wash refrigerator/freezer interior walls and door liner with solution of 1 quart warm water: 2 tablespoons of baking soda, and wipe dry.
5. Vacuum and clean all return air ducts/grills.
6. Inspect lighting fixtures and replace blown light bulbs.
7. Clean clothes drier lint traps and or ducts to reduce fire risk.
8. Clean toaster oven crumb tray.

Quarterly:

1. Inspect exterior doors to ensure they are weather tight. Adjust or replace weather stripping as needed.
2. Service doors (incl. garage doors) and drawers, clean and lubricate latches, hinges and guides.
3. Inspect and repair exterior caulking around windows, doors, and siding.
4. Replace/clean central heating system (furnace) filters.
5. Re-tighten knobs on kitchen cabinets, don't overtighten.

Semi-Annually:

1. Have heating and air conditioning systems inspected and serviced by licensed contractor.
2. Inspect and test smoke alarms and carbon monoxide detectors and replace back up batteries.
3. Check (GFCI) Ground Fault Interrupted Circuits. Test if grounded and correct polarity.
4. Inspect and maintain proper drainage around home. Clean gutters and down-pipes and ensure water is flowing away from your home.
5. Inspect home for rodent droppings or other pests. Have home treated as needed.
6. Test sump pump for reliable operation, especially before any rainy season.
7. Wash fan housing and metal filter connected to range hood exhaust fans. These can be safely washed by placing them inside the dishwasher.
8. Vacuum coils behind refrigerator/freezer to remove dust, this will improve efficiency of unit.
9. Tap off a bucket of water from the hot water heater until it runs clean.

Annually:

1. Inspect and repair settling cracks (where necessary).
2. Inspect and lubricate garage door tracks.
3. Inspect exterior paint for cracking and wear. Repaint or seal as needed.
4. Drain and refill water heater.
5. Trip main breaker on electric panel.
6. Inspect all electric cords and replace if necessary.
7. Inspect attic for water damage, birds, and rodents.
8. Inspect all electrical cords and replace if necessary.
9. Inspect basement for moisture/mold and wood rot.
10. Inspect attic for signs of roof leaks or water damage, bird nests, rodent or squirrel nests, and clean if necessary.
11. Change water filters and have water softeners serviced.
12. Inspect roof flashings, chimney caps, shingles (for mold and damage) and caulking for possible damage.
13. Pressure wash deck, walkways and driveway.
14. Reseal wood decks with preservative and inspect and secure nails that may be protruding out. Nails have a tendency to pop out after very cold weather conditions.
15. Clean or replace oil filter (oil fired burner only).
16. Inspect outside electrical service feeder for exposed bare wires and tree interference.
17. Inspect basement/crawl space area for signs of termites and/or other wood-boring insects.
18. Use hose to wash off dirt from coil and fan in heat pump/condenser locate outside of house.
19. Inspect all hoses (and replace if necessary) connected to laundry washer unit.
20. Clean and seal ceramic tile grout lines in bathrooms/toilets/kitchen.
21. Check caulking at tub and shower, and replace if necessary.
22. Wash and blow clean bathroom exhaust fan grill and fan blades.
23. Wash windows (exterior and interior), screens, seals and ledges. Repair where necessary.
24. Clean and lubricate sliding glass door tracks and window tracks.
25. Check stucco joints around doors and windows.
26. Inspect the dishwasher's motor spin seal, and replace if necessary.
27. Inspect laundry washer water fill hoses for cracks, blisters, corroded fittings and leaks.
28. Place beeswax or paraffin on built-in kitchen cabinets that have wooden guides.
29. Inspect for creosote deposits in the fireplace flue liner, these are black or brown residue of combustion that collects on the inner surfaces. If the build up is more than 1/8 inch, remove it.
30. Vacuum around the gas hot water heater (especially near furnace) to remove dirt and grime.

Tips for clogged drains:

Keeping the Drains Clear:

1. By pouring a pot of hot water down the drain once a week will melt away any fat or grease that may have built up in the drain line or P-trap.
2. If you have a clogged drain, just pour a 1/2 cup of baking soda and 1/2 cup of white vinegar down the drain. Cover the drain and let the mixture sit for a few minutes, then pour a pot of hot water down the drain. This will break down fats and also keep the drains smelling fresh.
3. Every six months, keep your drains clean by using a copper sulfide or sodium hydroxide-

based drain cleaner, or other recommended drain cleaner available from your local store.

Other safety tips:

Ensure that you know where the following items are located:

1. Emergency contact telephone numbers.
2. Fire extinguishers and water hose pipes.
3. Heating gas/fuel main shutoff valve.
4. Main electrical disconnect circuit breaker (breaker box/service panel).
5. Main drain line clean-out.
6. Main water shut off valve.
7. All window and door exits.

In addition to the above, carry out the following monthly safety checks:

Some of these items may have already be included in the home maintenance list, but these monthly safety checks are advisable for safety reasons:

1. Test ground fault circuit interrupter receptacles (GFCI's).
2. Test smoke and carbon monoxide alarms, replace batteries if necessary.
3. Inspect and lubricate (if necessary) all emergency exits, including windows and doors.
4. Inspection of heating unit and water heater for visual integrity.

Home appliance estimated life spans:

- Dishwasher water valves: 3-7 years.
- Range and oven: 18-20 years.
- Garbage disposal: 10 years.
- Microwave: 10 years.
- Refrigerator: 18-20 years.
- Laundry washer: 14 years.
- Laundry drier: 14 years.
- Refrigerator/Freezer: 18-20 years.
- Central air conditioner system: 15 years.
- Window mounted air conditioning system: 8 years.
- Bathtub/Sink: 50 years.
- Garage door opener: 10 years.
- Laundry water fill hoses: 3-5 years.
- Trash compactor: 10 years.