NW WASHINGTON HOME INSPECTIONS LLC
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Inspection Report for Mr. Jason Smith

Property Address: 124 13rd St NE, Seattle, Washington 98052

NW WASHINGTON HOME INSPECTIONS LLC

Carl Liberman WA License # 1758
16364 Reitan Rd NE
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98110

ASHI MEMBER

WSDA WASHINGTON STATE DEPARTMENT OF AGRICULTURE
STRUCTURAL PEST INSPECTOR LICENSE # 172XXX

THE SEAL OF THE STATE OF WASHINGTON 1889
HOME INSPECTOR LICENSE # 1758

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Date: 11/12/2016	**Time:** 08:03 AM	**Report ID:** 161112X/ICN 10160BQXXX
Property: 124 13rd St NE Seattle Washington 98052	**Customer:** Mr. Jason Smith	**Real Estate Professional:** Victor Tate Victor Realty

Dear Valued Customer,

Thank you for choosing NW WASHINGTON HOME INSPECTIONS LLC for your home inspection needs. I greatly appreciate the importance of this inspection as it relates to your situation and can assure you I have done my utmost to provide you with an organized, sufficiently-detailed, and easy-to-read report.

I have provided two versions of the report. The HTML version is best for viewing on your computer or portable device. The PDF version is best for printing and saving for your records. Two summary reports are provided at the beginning of the report highlighting the most significant findings. The Significant Issues Summary includes the most serious issues identified during the inspection. The Repair & Maintenance Summary includes the remainder of those potentially near-term actionable items for you to consider based on the inspection. The results of your Structural Pest Inspection are also summarized in the Complete Wood Destroying Organism Inspection Report, also included at the beginning of the Home Inspection Report.

The body of the report is organized by system: Roofing, Structure, Electrical, etc. I have included pictures when possible. Please review the entire report as there is additional information presented in the body of the report that may not be found in the summaries.

If you have any questions regarding your inspection, please feel free to contact me directly at 206.841.9532 or email me at carl@nwwahomeinspections.com. I look forward to providing future home inspection needs to you, your friends, and family.

Warm Regards,

Carl Liberman

Significant Issues ( ) = Items or discoveries indicate that these systems or components may **cost significant money to correct** now or in the near future, or items that require immediate attention to **prevent additional damage** or **eliminate safety hazards**. **Further investigation** by a specialist and/or **subsequent observation** may be required.

Repair & Maintenance ( ) = Items or discoveries indicate that these systems or components **do not function as intended** and/or **maintenance is required in the near term. Further investigation** by a specialist and/or **subsequent observation** may be required.

Wood Destroying Organisms ( ) = Items or discoveries that indicate the **presence of wood destroying organisms** or **conditions conducive to wood destroying organisms**. Conducive conditions include but are not limited to, inadequate clearances, earth/wood contact, cellulose debris, inadequate ventilation, and excessive moisture.

Standard Limitations: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or

component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Standards of Practice:
Washington State Standards of Practice for Home Inspectors & Inspections (WAC 308-408C), Wood Destroying Organism Inspection Standards of the Washington State Pest Management Association

Type of building::
Single Family (1 story)

Approximate Square Footage::
2400

Approximate Year of Original Construction::
1978

Inspection started at::
8am

Inspection ended at::
11:30am

Occupancy::
Unoccupied, empty of furniture

Attending the Inspection::
Buyer and Buyer's Agent

Weather during the Inspection::
Cloudy

Significant precipitation in last 3 days::
Yes

Temperature during inspection::
Below 60 (F) = 15.5 (C)

Ground/Soil surface condition:
Wet

Significant Issues

Significant Issues = Items or discoveries indicate that these systems or components may **cost significant money to correct** now or in the near future, or items that **require immediate attention to prevent additional damage** or **eliminate safety hazards**.

1. Roof

1.0 Roof Structure Exterior

(1) The roof is heavily covered in moss and is showing signs of significant deterioration where visible. Recommend the roof be professionally cleaned and further evaluated for repair and/or replacement by a certified roofing contractor.

(3) The roof plywood sheathing visible through the open soffits on the NW corner of the house is visibly damaged. Further inspection by a roofing contractor is recommended.

1.7 Built-up Roof

At the time of the inspection the built-up roofing membrane had widespread cracking visible. This condition may increase the chance of leakage with the potential for roof structure damage from wood decay, damage to home materials, or the development of microbial growth such as mold. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for repair or replacement.

3. Exterior

3.6 Deck, Balcony, Bridge and Porch,

(2) At the time of the inspection, the deck exhibited severe deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

3.7 Retaining walls

The retaining walls show signs of settlement and require repair or replacement to ensure the foundation maintains its footing. Before the expiration of your Inspection Objection Deadline you should contact a foundation repair or landscape contractor to discuss options and costs for replacement.

4. Wall Exteriors

4.5 Brick exterior

The brick exterior walls were not flat and straight but various portions bowed in and out. This may indicate that metal fasteners designed to secure the brick to the underlying substrate have failed. This is not uncommon in older homes as metal fasteners fail due to corrosion. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for correction or stabilization, which may be relatively expensive.

6. Electrical

6.6 Service Panel Manufacturer

The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified

electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

Please note this section is not all-inclusive, please read the complete report.

Repair & Maintenance Summary

Repair & Maintenance Issues = Items or discoveries indicate that these systems or components **do not function as intended** and/or **maintenance is required in the near term. Further investigation** by a specialist and/or **subsequent observation** may be required**.**

1. Roof

1.2 Roof Flashing

(2) The flashing at the brick chimney is improperly installed. Excessive moisture has resulted in visible moisture damage of the soffit and bricks. Recommend repair by a licensed contractor.

1.3 Roof Drainage System

(1) The gutters are integrated into the roof and are made of cedar. The gutters are heavily deteriorated and require repair and/or replacement. Please consult a licensed roofing contractor as he/she may be able to offer several options for repair/replacement.

The rotting wood represents conditions conducive to wood destroying organism. Removal and replacement of the failed gutters will eliminate the risk.

3. Exterior

3.1 Driveway

Significant cracks visible in the driveway at the time of the inspection should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

3.3 General Grounds

(1) The home was built on a hillside that will drain runoff from precipitation toward the home foundation. This condition can result in soil supporting the home foundation becoming saturated. Saturation of soil supporting the foundation can cause structural problems. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for action that will help protect the home foundation.

3.6 Deck, Balcony, Bridge and Porch,

(3) The ledger board connecting the deck to the home structure was fastened nails only. Installed hangers were not properly nailed as per there required nailing pattern. Due to temperature and moisture cycles, nails will eventually loosen. While no failure was seen at the time of the inspection and this was standard practice for many years, the modern standard fastener schedule for attachment to the home structure is one half-inch lag screw installed every two feet, staggered up and down. The Inspector recommends having properly sized and spaced bolts installed by a qualified contractor.

7. Garage

7.0 Vehicle Doors

(2) The garage vehicle door has cracked panels. The Inspector recommends repair by a qualified contractor. Additionally, the garage door and lower threshold are damaged. Recommend repair by a qualified contractor.

8. Interior

8.1 Walls

Stains on the walls in the 1st main floor bedroom 2nd main floor bedroom visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair.

8.2 Ceilings

Ceiling damage visible in the the master bathroom appeared to be from moisture, possibly from roof leakage. The source of moisture should be identified and corrected to avoid continuing damage.

8.4 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

8.5 Doors

Closet doors in the hallway closet needed adjustment at the time of the inspection. The Inspector recommends service by a qualified contractor.

9. Plumbing

9.4 Sewage and DWV Systems

(3) The waste plumbing is not properly sloped to drain. There is a pronounced dip in the main discharge line which can cause accumulation of solids and reduced drainage. One quarter inch / foot slope needs to be maintained in the direction of the sewer. Hire a licensed plumber to further evaluate and repair the sewer line and adjust the support as needed.

10. Heating

10.1 Furnace

The furnace cabinet interior had excessive corrosion visible in areas. This condition appeared to be related to condensation, indicating possible improper exhaust venting or combustion. Improper exhaust venting or combustion can result in the introduction of unacceptably high levels of toxic gases such as carbon monoxide into the living space. The Inspector recommends service by a qualified HVAC technician to ensure safe and efficient operating conditions exist.

11. Bathrooms

11.11 Shower

In the master bathroom, the moisture meter indicated moisture intrusion beneath the floor tiles. Typical water entry points are where grout lines have failed. The Inspector recommends that points of water entry be identified and corrected to avoid potential damage to the floor structure from decay.

12. Kitchen and Built-in Appliances

12.9 Cabinets

(1) The kitchen cabinets below the sink had moderate moisture damage below the kitchen sink. The source of the leak could not be readily be identified. Recommend a licensed contractor repair or replace the cabinets and further identify and correct the source of the leak.

Please note this section is not all-inclusive, please read the complete report.

Complete Wood Destroying Organism Inspection Report

Complete Wood Destroying Organism Inspection Report: This report identifies the presence of wood destroying organisms or conditions conducive to wood destroying organisms. Conducive conditions include but are not limited to, inadequate clearances, earth/wood contact, cellulose debris, inadequate ventilation, and excessive moisture. ***Pest Inspection Standards in Washington State, WAC 16-228-2045 - requires that a diagram / drawing be prepared for wood destroying organism (WDO) Reports. If the photos and descriptions in this report are inadequate, a drawing is available upon request.***

WSDA ICN # 10160BQ001

Summary of Findings:

Visible Evidence of Active Wood Destroying Insects: **None Noted**

Visible Evidence of Inactive Wood Destroying Insects: **Present**

Visible Evidence of Active Wood Decaying Fungi: **Present**

Visible Evidence of Damage by Wood Destroying Organisms: **None Noted**

Visible Evidence of Conditions Conducive to Wood Destroying Organisms: **Present**

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*Moisture Meter Testing: Where moisture meter testing is indicated in this report a **GE Protimeter BLD5365 Surveymaster Dual-Function Moisture Meter** was used.*

Standard Limitations: Complete WDO inspections will identify conditions present at a subject property at the time of an inspection. Inspectors are not required to report on any WDO infestation or other condition that might be subject to seasonal constraints or environmental condition if evidence of those constraints or conditions is not visible at the time of inspection. Please note that most WDO observations are related to high moisture conditions that could be conducive to mold-like substances. NORTHWEST WASHINGTON HOME INSPECTIONS LLC is not a mold specialist and recommends consulting with an industrial hygienist or other mold remediation expert if concerned about mold or indoor air quality.

1. Roof

1.0 Roof Structure Exterior

(3) The roof plywood sheathing visible through the open soffits on the NW corner of the house is visibly damaged. Further inspection by a roofing contractor is recommended.

1.2 Roof Flashing

(2) The flashing at the brick chimney is improperly installed. Excessive moisture has resulted in visible moisture damage of the soffit and bricks. Recommend repair by a licensed contractor.

1.3 Roof Drainage System

(1) The gutters are integrated into the roof and are made of cedar. The gutters are heavily deteriorated and require repair and/or replacement. Please consult a licensed roofing contractor as he/she may be able to offer several options for repair/replacement.

The rotting wood represents conditions conducive to wood destroying organism. Removal and replacement of the failed gutters will eliminate the risk.

3. Exterior

3.3 General Grounds

(2) A dead tree stump in close proximity to the deck and house poses a risk for wood destroying organisms that could be introduced to the house structure. Recommend removing or cutting back the tree stump.

3.4 Exterior Trim

(1) At the time of the inspection, the fascia on the upper roof exhibited moderate general deterioration and water damage. Recommend repair and replacement by a licensed contractor.

3.6 Deck, Balcony, Bridge and Porch,

(1) This support post leading to the front entrance is decaying at the foot of the post. The post should be repaired or replaced by a licensed contractor.

5. Structure

5.3 Foundation

Ground water appears to be seeping in through holes in the foundation wall created by the wooden forms during the original concrete pour. This introduces unwanted moisture into the crawlspace. This holes should be sealed to prevent further water entry.

5.6 Wood Destroying Organisms

Anobiid beetle damage was noted in some of the wood in the building - see exit holes on wood: This is very common in older lumber that was often not properly kiln dried. No powdery frass was found during visual inspection indicating this is not an active problem, however, damaged wood was found that may require repair. Repair of anobiid beetle damaged framing can be complicated and subjective - there is no precise metric to determine which wood is in need of repair and which wood is not. Anobiid beetles can re-infest at any time and they tend to favor wood with a moisture content of 13-20%. Organic control of anobiids is to implement maintenance and repairs as needed to keep wood as dry as possible and to keep spaces properly ventilated. Anobiids on exterior wood can be more complicated to control. I recommend additional inspection of damaged wood by a qualified general contractor. Repair all damaged wood as recommended and implement repairs as needed to keep moisture content of wood below 13%.

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Styles & Materials

Method of inspection::
Walked the roof

The roof style was::
Low-slope

Primary roof-covering type::
Modified bitumen

Drainage system description::
Built-in gutter and internal downspouts

Gutters/downspout material::
Galvanized steel

Chimney flue material::
Tile

Underlayment/Interlayment::
Mostly hidden from view

Sky Light(s):
Six

Items

1.0 Roof Structure Exterior

Comments: Inspected

(1) The roof is heavily covered in moss and is showing signs of significant deterioration where visible. Recommend the roof be professionally cleaned and further evaluated for repair and/or replacement by a certified roofing contractor.

1.0 (1) Heavy Moss on Roof

(2) Mechanical fasteners (nails) have been used to secure cable television wires and have penetrated the roof membrane. This may compromise the watertight integrity of the roof. The fastener should be caulked or sealed in place. Alternately, the cable wires should be re-routed so as not to transverse the roof and the residual holes sealed.

1.0 (2)

(3) The roof plywood sheathing visible through the open soffits on the NW corner of the house is visibly damaged. Further inspection by a roofing contractor is recommended.

1.0 (3)

1.1 Underlayment

Comments: Limitation

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only on representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

1.2 Roof Flashing

Comments: Inspected

(1) The flashing around the vent is in poor condition and appears to have been repaired in the past. This is consistent with the overall condition of the roof.

1.2 (1) Repaired Flashing

(2) The flashing at the brick chimney is improperly installed. Excessive moisture has resulted in visible moisture damage of the soffit and bricks. Recommend repair by a licensed contractor.

1.2 (2)

1.3 Roof Drainage System

Comments: Inspected

(1) The gutters are integrated into the roof and are made of cedar. The gutters are heavily deteriorated and require repair and/or replacement. Please consult a licensed roofing contractor as he/she may be able to offer several options for repair/replacement.

The rotting wood represents conditions conducive to wood destroying organism. Removal and replacement of the failed gutters will eliminate the risk.

1.3 (1) Failed Cedar Gutters

(2) One or more downspouts designed to discharge roof drainage was damaged or in disrepair to an extent that may limit its ability to function as designed. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.

1.3 (2) Failing Gutters

1.3 (3)

1.4 Plumbing and Combustion Vents

Comments: Inspected

Tree limbs should be trimmed back so as not to contact the roof or hot water heater vent. This can cause roof damage and pose as a fire hazard.

1.4 (1) Tree branch interference

1.5 Chimney at Roof

Comments: Inspected

The brick chimney exhibited brick spalling, crumbling, or delamination of the brick face. This is typically caused by a combination of moisture absorption and improper mortar mix design. This deterioration will probably continue unless the problem is identified and corrected. The inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

1.5 (1) Chimney at the roofline

1.6 Skylight Exteriors

Comments: Inspected

The areas at which the skylights penetrated the roof were protected by sealant instead of metal flashing. Sealants have a much shorter lifespan than metal flashing and will eventually dry, shrink and crack, providing a point of entry for moisture intrusion of the roof structure and increased chances of leakage. This sealant should be checked annually and re-applied as necessary. The Inspector recommends installation of properly-installed skylight flashing.

1.6 (1) Skylights - no flashing

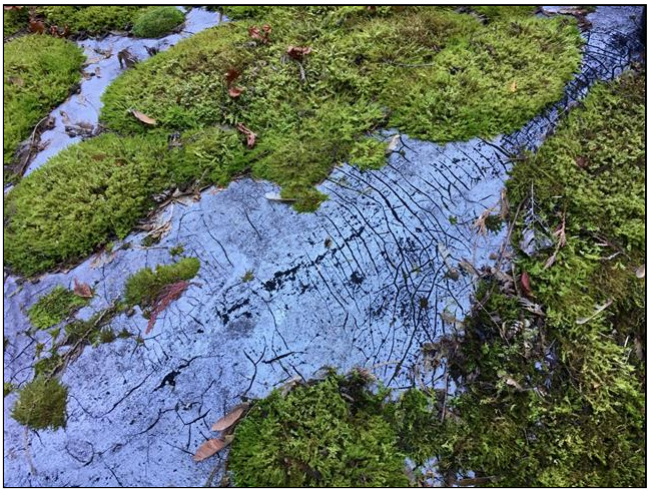
1.7 Built-up Roof

Comments: Inspected

At the time of the inspection the built-up roofing membrane had widespread cracking visible. This condition may increase the chance of leakage with the potential for roof structure damage from wood decay, damage to home materials, or the development of microbial growth such as mold. The Inspector recommends

that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for repair or replacement.

1.7 (1) Roof Cracking



1.7 (2) Heavy Roof Cracking

The roof of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Attic

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes).

Styles & Materials

Attic info:
Not Present

Attic thermal insulation material::
Unknown

Roof structure ventilation device type::
Soffit vents

Roof Framing Type::
Unknown

Roof Sheathing Material::
Plywood

Items

2.0 Attic Access

Comments: Limitation

The home had a low-slope roof which had no attic space and no access hatch was provided for inspection of roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.

2.1 Roof Framing (from attic)

Comments: Limitation

2.2 Roof Sheathing

Comments: Not Inspected

2.3 Roof Structure Ventilation

Comments: Inspected

2.4 Attic Electrical

Comments: Not Inspected

Not inspected, no access.

2.5 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

The attic of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Styles & Materials

Driveway Material::
Asphalt

Walkway Materials::
Gravel
Brick

Chimney Construction::
Brick

Retaining Walls::
Concrete Masonry Unit (CMU)

Appurtenance:
Deck with steps

Downspout Discharge:
Below Grade

Lot Description:
Steep Slope

Clearance to Grade:
Standard

Items

3.0 Exterior Views

Comments: Inspected

3.1 Driveway

Comments: Inspected

Significant cracks visible in the driveway at the time of the inspection should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

3.1 (1) Deteriorating Asphalt Driveway

3.2 Walkways

Comments: Inspected

3.3 General Grounds

Comments: Inspected

(1) The home was built on a hillside that will drain runoff from precipitation toward the home foundation. This condition can result in soil supporting the home foundation becoming saturated. Saturation of soil supporting the foundation can cause structural problems. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for action that will help protect the home foundation.

3.3 (1)

(2) A dead tree stump in close proximity to the deck and house poses a risk for wood destroying organisms that could be introduced to the house structure. Recommend removing or cutting back the tree stump.

3.3 (2)

3.4 Exterior Trim

Comments: Inspected

(1) At the time of the inspection, the fascia on the upper roof exhibited moderate general deterioration and water damage. Recommend repair and replacement by a licensed contractor.

3.4 (1)

(2) The exposed exterior wooden support beams are in need of staining/ preservation to prevent further deterioration.

3.4 (2)

3.5 Porch

Comments: Inspected

3.6 Deck, Balcony, Bridge and Porch,

Comments: Inspected

(1) This support post leading to the front entrance is decaying at the foot of the post. The post should be repaired or replaced by a licensed contractor.

3.6 (1)

(2) At the time of the inspection, the deck exhibited severe deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

3.6 (2) Old Wrap Around Deck - Back

3.6 (3) Rotten Decking from Below

(3) The ledger board connecting the deck to the home structure was fastened nails only. Installed hangers were not properly nailed as per there required nailing pattern. Due to temperature and moisture cycles, nails will eventually loosen. While no failure was seen at the time of the inspection and this was standard practice for many years, the modern standard fastener schedule for attachment to the home structure is one half-inch lag screw installed every two feet, staggered up and down. The Inspector recommends having properly sized and spaced bolts installed by a qualified contractor.

3.6 (4)

3.7 Retaining walls

Comments: Inspected

The retaining walls show signs of settlement and require repair or replacement to ensure the foundation maintains its footing. Before the expiration of your Inspection Objection Deadline you should contact a foundation repair or landscape contractor to discuss options and costs for replacement.

3.7 (1) Retaining Wall Settlement

3.7 (2) Retaining Wall

3.8 Chimney Structure/Exterior

Comments: Inspected

3.9 Additional Structures

Comments: Inspected

The home has a pool attached to the back of the house. This is outside the scope of this inspection.

3.9 (1) Pool

The exterior of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Wall Exteriors

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Styles & Materials

Exterior wall-covering Material:
Horizontal Lapped Wood Siding

Exterior Doors::
Hollow core
Wood

Items

4.0 Door Exteriors
Comments: Inspected

4.1 Window Exteriors
Comments: Inspected

4.2 Exterior Wall Penetrations
Comments: Inspected

4.3 Exterior Wall Membrane
Comments: Not Inspected

4.4 Wood Siding
Comments: Inspected

Finish coating designed to protect the wood siding was moderately deteriorated at the time of the inspection. Maintenance performed on an appropriate schedule can significantly extend the lifespan of wood siding exposed to weather. You should ask the seller for information about products and schedules related to and siding maintenance performed in the past.

The Inspector recommends that finish coat maintenance be performed to prevent deterioration and extend the lifespan of wood siding components. All work should be performed by a qualified contractor.

4.4 (1) Cedar Siding

4.5 Brick exterior

Comments: Inspected

The brick exterior walls were not flat and straight but various portions bowed in and out. This may indicate that metal fasteners designed to secure the brick to the underlying substrate have failed. This is not uncommon in older homes as metal fasteners fail due to corrosion. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for correction or stabilization, which may be relatively expensive.

4.5 (1)

The exterior of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Styles & Materials

Typical Ceiling Structure::
Not visible
Vaulted Ceilings

Exterior Wall Structures::
Conventional 2x4 Wood Frame

Wall Insulation:
Not Visible

Foundation Configuration::
Crawlspace

Foundation Method/Materials::
Poured concrete foundation walls
Concrete Masonry Unit (CMU) foundation walls

Method used to Inspect Crawlspace::
Inspector entered the crawlspace

Main Floor Structure::
Plywood sheathing over wood joists
2X12 wood joists

Main Floor Structure- Perimeter Bearing::
Rests on top of foundation wall

Main Floor Structure- Intermediate Support::
Wood beam girder
Adjustable steel posts
Wood posts
Concrete Piers

Floor System Insulation:
Reflective system (foil faced)
Fiberglass
R-19

Evidence of Seismic Protection:
None Noted

Crawl Space Vapor Barrier:
6 Mil Poly

Items

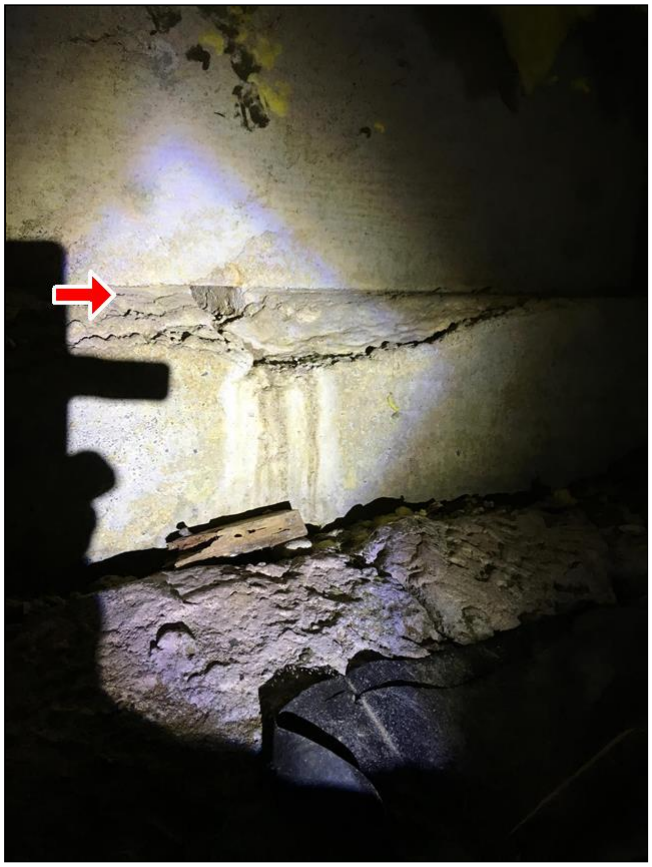
5.0 Exterior Wall Construction
Comments: Inspected

5.1 Floor Structure
Comments: Inspected

5.2 Insulation Under Floor System
Comments: Inspected

5.3 Foundation
Comments: Inspected

Ground water appears to be seeping in through holes in the foundation wall created by the wooden forms during the original concrete pour. This introduces unwanted moisture into the crawlspace. This holes should be sealed to prevent further water entry.



5.3 (1) Concrete Form Holes

5.4 General Structure

Comments: Inspected

It is noted that metal jack screws have been used to supplement the support posts for the house main support girders.

5.4 (1)

5.5 Crawl Space Rodent Activity

Comments: Inspected

The crawlspace had minor amounts of rodent feces visible. Rodents should be trapped and avenues of entry blocked.

5.5 (1)

5.6 Wood Destroying Organisms

Comments: Inspected

Anobiid beetle damage was noted in some of the wood in the building - see exit holes on wood: This is very common in older lumber that was often not properly kiln dried. No powdery frass was found during visual inspection indicating this is not an active problem, however, damaged wood was found that may require repair. Repair of anobiid beetle damaged framing can be complicated and subjective - there is no precise metric to determine which wood is in need of repair and which wood is not. Anobiid beetles can re-infest at any time and they tend to favor wood with a moisture content of 13-20%. Organic control of anobiids is to implement maintenance and repairs as needed to keep wood as dry as possible and to keep spaces properly ventilated. Anobiids on exterior wood can be more complicated to control. I recommend additional inspection of damaged wood by a qualified general contractor. Repair all damaged wood as recommended and implement repairs as needed to keep moisture content of wood below 13%.

5.6 (1)

5.6 (2)

The structure of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Styles & Materials

Electrical Service Conductors::
Underground service
Aluminum
120/240 volt service

Service Panel Ampacity::
200 amps

Service Panel Type::
Load Center

Service Panel Manufacturer::
Federal Pacific Stab-Lok

Service Disconnect Location::
At Service Panel

Service Disconnect Type::
Breaker

Service Grounding Electrode::
Driven rod

Wiring Methods::
Romex

Type of Branch Wiring::
Solid Copper

Ground Fault Circuit Interruptor (GFCI) Protection::
Partial

Arc Fault Circuit Interruptor (AFCI) Protection::
NO

Items

6.0 General Electrical System Description

Comments: Inspected

Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

6.1 General Electrical System Condition

Comments: Inspected

6.2 Service Drop, Drip Loop, Splice and Attachment

Comments: Inspected

6.3 Mast & Weatherhead

Comments: Inspected

6.4 Electric Meter

Comments: Inspected

6.5 Service Entrance Conductors

Comments: Inspected

6.6 Service Panel Manufacturer

Comments: Inspected

The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/ electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

6.6 (1)

6.7 Service Panel Exposure Rating

Comments: Inspected

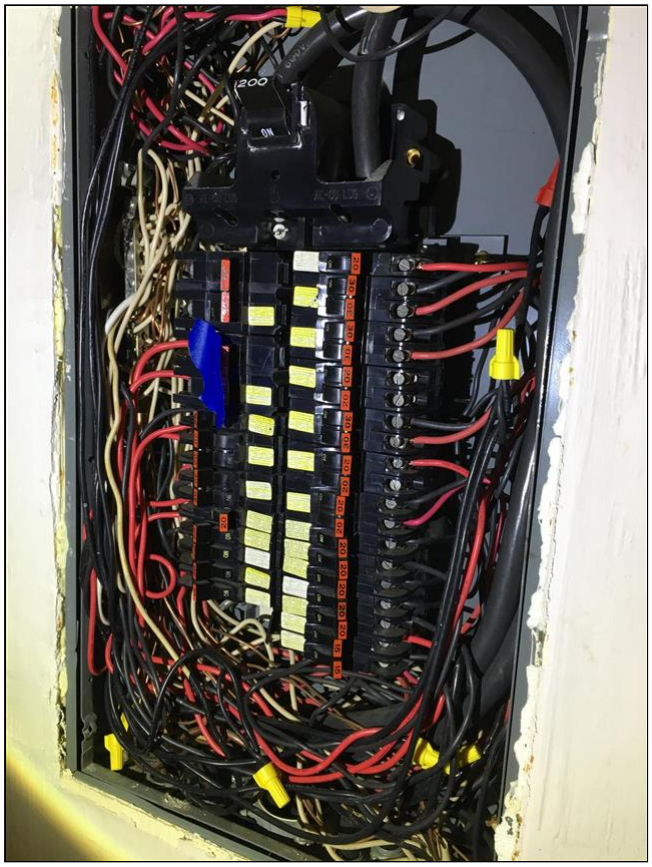
6.8 Service Panel Cabinet, Ampacity, and Cover

Comments: Inspected

6.9 Service Panel Wiring

Comments: Inspected

The service panel was overly filled with wiring. Generally-accepted current standards require that not more than 75% of the cross-sectional area of the main panel space be filled. The Inspector recommends correction by a qualified electrical contractor.



6.9 (1)

6.10 Service Disconnect

Comments: Inspected

6.11 Overcurrent Protection Devices

Comments: Inspected

6.12 Service Grounding Electrode System & Service Bond

Comments: Inspected

6.13 Equipment Grounding & Bonding

Comments: Inspected

6.14 Exterior Electrical Receptacles

Comments: Inspected

6.15 Conventional Electrical Receptacles (interior)

Comments: Inspected

6.16 GFCI/AFCI Electrical Receptacles

Comments: Inspected

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or

electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

6.17 Switches

Comments: Inspected

6.18 Lighting

Comments: Inspected

6.19 Visible Branch Wiring

Comments: Inspected

6.20 Smoke Detectors

Comments: Inspected

6.21 Carbon Monoxide Detectors

Comments: Inspected

No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

6.22 Doorbell

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Garage

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

Garage Vehicle Door Type::
Double

Number of Vehicle Doors::
1

Number of Automatic Openers::
1

Vehicle Door Automatic Reverse::
Installed and operating correctly
Failure to reverse

Auto-opener Manufacturer:
LIFT-MASTER

Items

7.0 Vehicle Doors

Comments: Inspected

(1) A garage vehicle door failed to reverse when a reasonable amount of resistance was applied. The Inspector recommends service by a qualified garage door contractor.

(2) The garage vehicle door has cracked panels. The Inspector recommends repair by a qualified contractor. Additionally, the garage door and lower threshold are damaged. Recommend repair by a qualified contractor.

7.0 (1) Garage Door Damage

7.1 Conventional Doors

Comments: Inspected

7.2 Floors

Comments: Inspected

7.3 Walls

Comments: Inspected

7.4 Ceiling

Comments: Inspected

7.5 Fire Separation

Comments: Inspected

7.6 Stairs/Steps to Living Space

Comments: Inspected

7.7 Garage Electrical

Comments: Inspected

7.8 General Condition and Ventilation

Comments: Inspected

The structure of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering Materials::
Carpet
Tile
Wood

Interior Doors::
Wood Hollow Core

Window Material::
Aluminum

Window Glazing::
Double-pane

Window Operation::
Double-hung

Smoke/CO Detectors::
Additional smoke detectors recommended
No Carbon monoxide detector installed

Items

8.0 Floors

Comments: Inspected

8.1 Walls

Comments: Inspected

Stains on the walls in the 1st main floor bedroom 2nd main floor bedroom visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair.

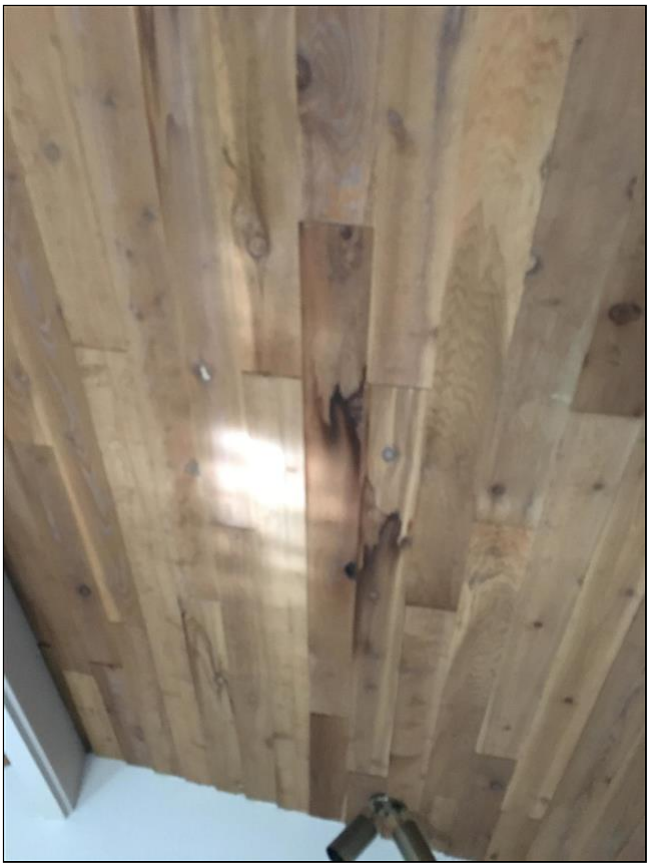
8.1 (1) Water Damage

8.2 Ceilings

Comments: Inspected

Ceiling damage visible in the the master bathroom appeared to be from moisture, possibly from roof leakage. The source of moisture should be identified and corrected to avoid continuing damage.

8.2 (1) Roof Leak



8.2 (2) 2nd Roof Leak

8.3 Lighting

Comments: Inspected

8.4 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Comments: Inspected

No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

8.5 Doors

Comments: Inspected

Closet doors in the hallway closet needed adjustment at the time of the inspection. The Inspector recommends service by a qualified contractor.

8.5 (1)

8.6 Windows and Skylights

Comments: Inspected

8.7 Interior Trim

Comments: Inspected

8.8 Cabinets and Countertops

Comments: Inspected

8.9 Bathroom and Laundry Ventilation

Comments: Inspected

The interior of the home was inspected and reported on with the above information. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Styles & Materials

Water Supply Source::
Public Water Supply

Main Water Supply Pipe::
3/4-inch
Copper

Main Water Supply Location::
Crawl Space

Water Distribution Pipes::
1/2-inch and 3/4-inch copper

Distribution Pipe Bonding::
Pipes were bonded

Sewage System Type::
Septic system (not inspected)

Drain Waste and Vent Pipe Materials::
Acrylonitrile butadiene styrene (ABS)

Water Heater Manufacturer:
Richmond

Date of Manufacture:
2004

Water Heater Fuel Type:
Propane (quick recovery)

Water Heater Type:
Direct vent

Water Heater Tank Capacity:
50 gallons

Water Heater Location:
Crawlspace

Washer Drain Size:
2" Diameter

Gas Pipe Material::
Galvanized Steel

Type of Gas::
Propane

Water Treatment Systems/Filters::
Sediment filter
We do not inspect filtration systems

Items

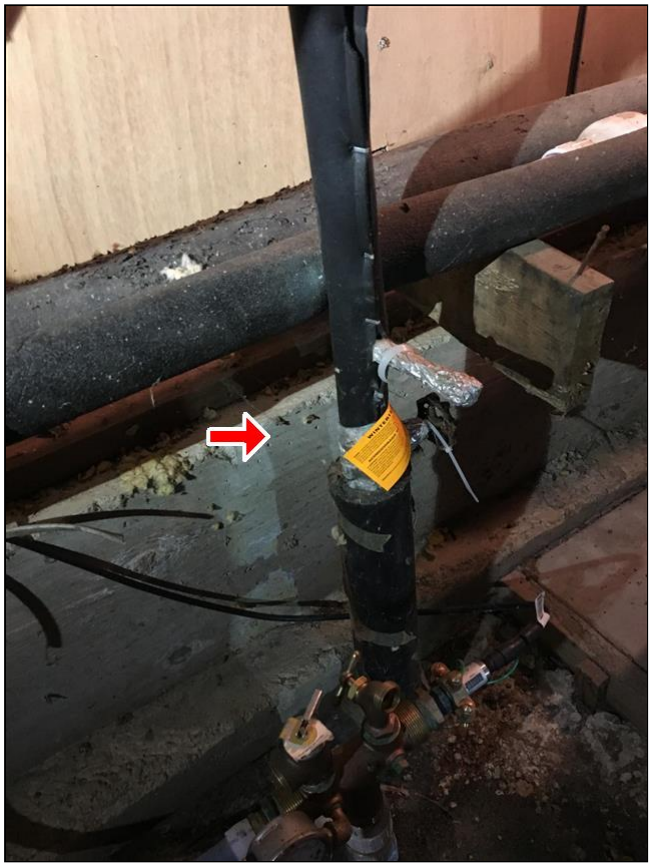
9.0 Exterior Plumbing

Comments: Inspected

9.1 Source of Water

Comments: Inspected

The home water was supplied from a private well located on the property. The main water cutoff valve is located in the crawl space.



9.1 (1) Main Water Cutoff in Crawlspace

9.2 Water Supply and Distribution

Comments: Inspected

9.3 Water Treatment Systems

Comments: Inspected

The home contained a whole-house water filtration system. You should contact the manufacturer to find out what maintenance is required.

9.3 (1)

9.4 Sewage and DWV Systems

Comments: Inspected

(1) Due to the location of most components underground and the visual nature of the General Home Inspection I did not Inspect the private onsite wastewater treatment (septic) system. Because these can be one of the most expensive systems in the home to repair or replace, I strongly recommend that before the expiration of your Inspection Objection Deadline, you have it Inspected by a certified specialist.

(2) The drain lines under the master bathroom sink show signs of corrosion, the extent of which is hard to determine. Recommend replacement by licensed plumber.

9.4 (1)

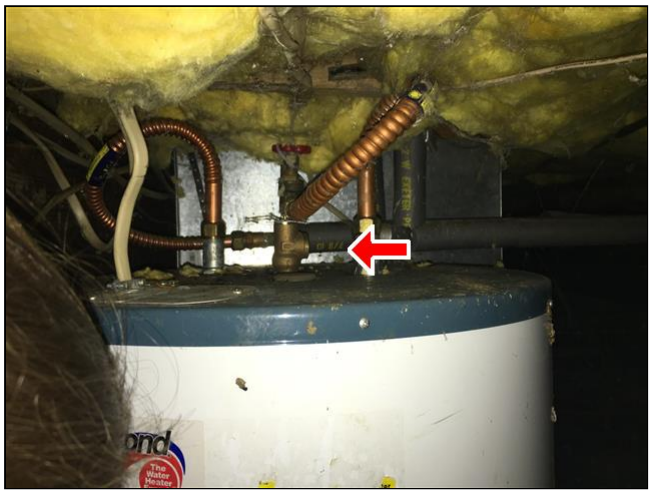
(3) The waste plumbing is not properly sloped to drain. There is a pronounced dip in the main discharge line which can cause accumulation of solids and reduced drainage. One quarter inch / foot slope needs to be maintained in the direction of the sewer. Hire a licensed plumber to further evaluate and repair the sewer line and adjust the support as needed.

9.4 (2)

9.5 Gas Water Heater

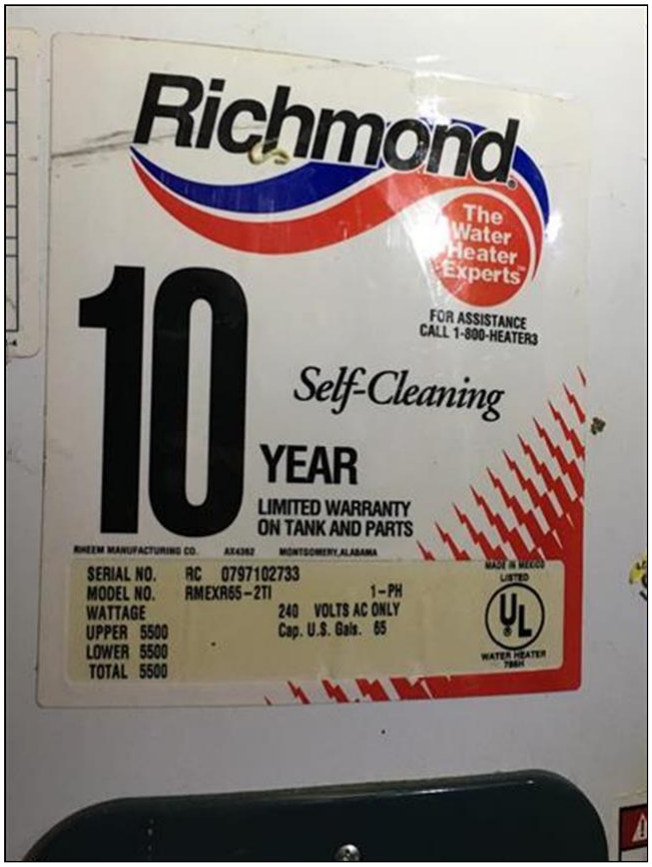
Comments: Inspected

(1) The temperature/pressure relief (TPR) valve discharge piping is not present. This directs scalding water towards the ground in the event that the valve is activated. Recommend the discharge piping be installed by a licensed plumber.



9.5 (1)

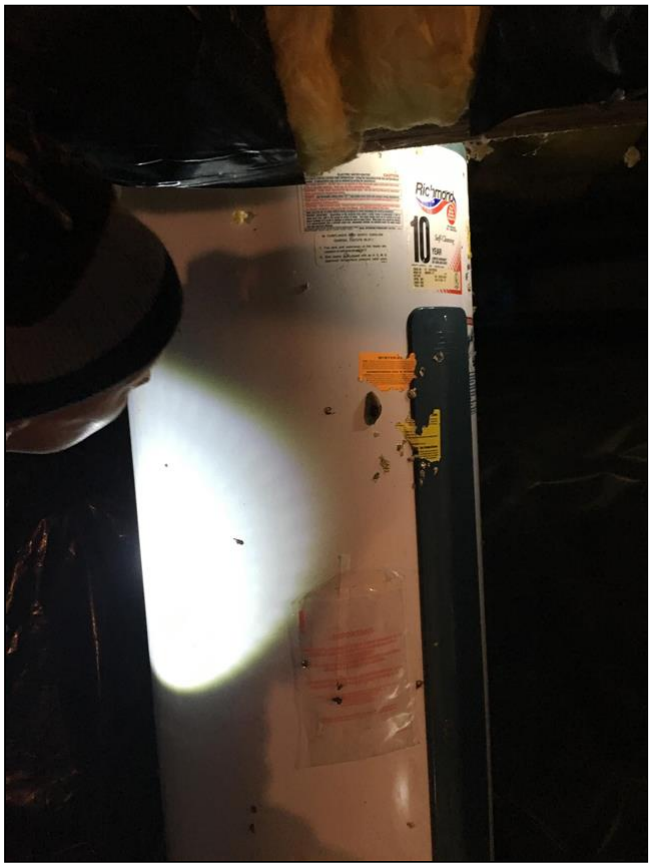
(2) This hot water heater was manufactured in 1997. This water heater appeared to be past its design life and may need replacement soon.



9.5 (2)

(3) This gas-fired water heater was equipped to burn propane.

(4) This water heater was not fastened securely. Because the home is located in an area subject to seismic activity, modern safety standards require water heaters in this building jurisdiction to be secured with straps. The Inspector recommends correction by a qualified contractor.



9.5 (3)

9.6 Gas System

Comments: Inspected

The plumbing in the home was inspected and reported on with the above information. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The plumbing in the home was inspected and reported on with the above information. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Heating System Type::
Propane-fired Furnace (high efficiency)

Energy Source::
Propane

Number of Heat Systems (excluding wood)::
One

Heating/Cooling Ducts::
Insulated

Air Filter::
Disposable

Filter Size::
18x24

Air Filter Location::
Behind sliding panel at furnace

Heating System Brand::
Bryant

Types of FIreplaces:
Solid Fuel

Operational Fireplaces:
One

Items

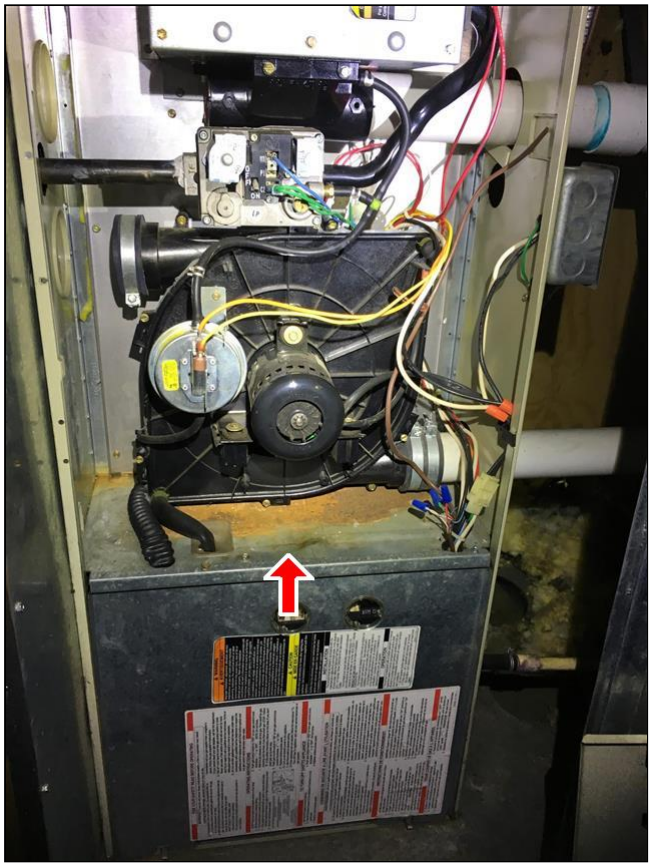
10.0 Presence of installed heat source in each room

Comments: Inspected

10.1 Furnace

Comments: Inspected

The furnace cabinet interior had excessive corrosion visible in areas. This condition appeared to be related to condensation, indicating possible improper exhaust venting or combustion. Improper exhaust venting or combustion can result in the introduction of unacceptably high levels of toxic gases such as carbon monoxide into the living space. The Inspector recommends service by a qualified HVAC technician to ensure safe and efficient operating conditions exist.

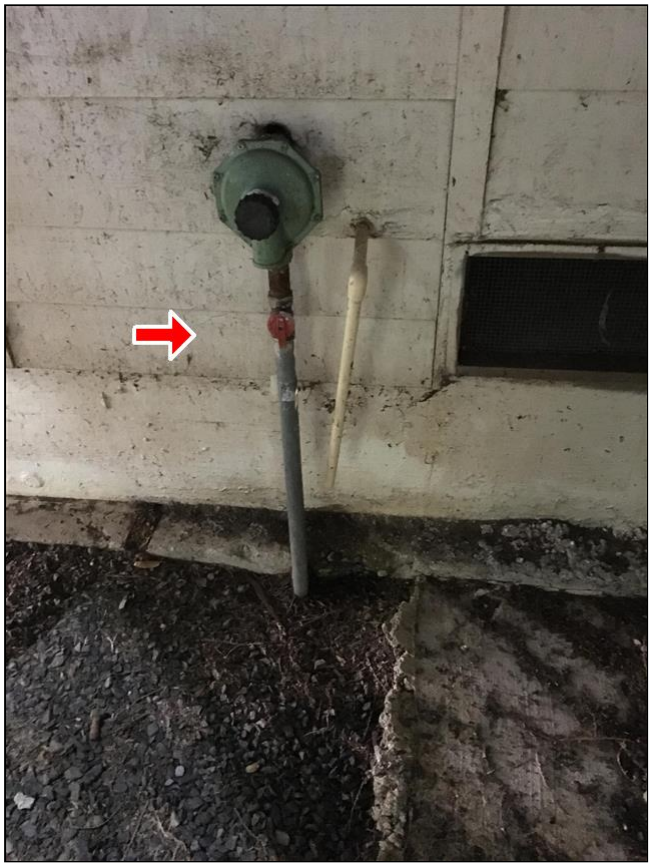


10.1 (1)

10.2 Fuel, Piping and Support

Comments: Inspected

The propane shut off valve is located under the deck on the back of the house.



10.2 (1)

10.3 Thermostat

Comments: Inspected

10.4 Filter condition

Comments: Inspected

The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced effectiveness of air filtration resulting in deterioration of indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

10.4 (1)

10.5 Fireplace

Comments: Inspected

(1) There is considerable corrosion in the firebox indicating signs of high moisture due to possible chimney leakage previously noted in the report.

10.5 (1) Firebox corrosion

10.5 (2)

(2) Considerable efflorescence was noted on the hearth below the fireplace, further indication of a chimney moisture problem.

10.5 (3)

The heating system of this home was inspected and reported on with the above information. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

Fan/Heat/Light

Items

11.0 Floors

Comments: Inspected

11.1 Walls

Comments: Inspected

11.2 Ceilings

Comments: Inspected

11.3 Doors

Comments: Inspected

11.4 Windows

Comments: Inspected

11.5 Skylights

Comments: Inspected

11.6 Electrical Receptacles and Switches

Comments: Inspected

11.7 Lighting

Comments: Inspected

11.8 Ventilation

Comments: Inspected

11.9 Cabinets

Comments: Inspected

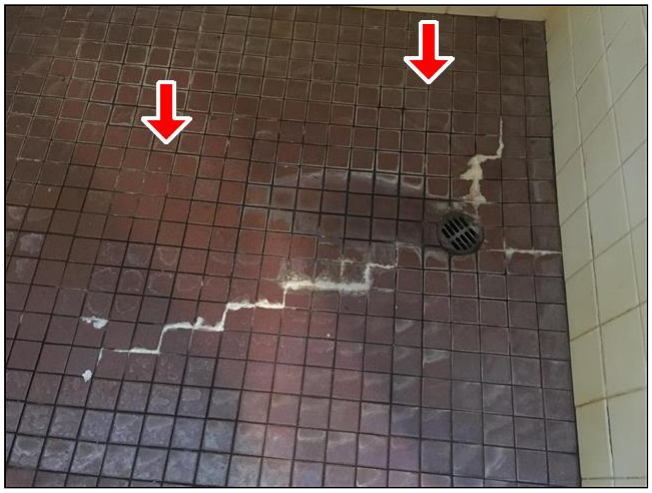
11.10 Toilet

Comments: Inspected

11.11 Shower

Comments: Inspected

In the master bathroom, the moisture meter indicated moisture intrusion beneath the floor tiles. Typical water entry points are where grout lines have failed. The Inspector recommends that points of water entry be identified and corrected to avoid potential damage to the floor structure from decay.



11.11 (1)

11.12 Medicine Cabinet

Comments: Inspected

11.13 Mirrors

Comments: Inspected

The bathrooms of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Cabinets::	**Countertop Material::**	**Range::**
Veneer	Laminate	Electric
Range/Oven Brand::	**Range Hood::**	**Range Hood Brand::**
Whirlpool	Vents to exterior	Whirlpool
Dishwasher::	**Dishwasher brand::**	**Dishwasher Anti-siphon method::**
Present, Inspected	Whirlpool	No anti-siphon installed

Items

12.0 Floors
Comments: Inspected

12.1 Walls
Comments: Inspected

12.2 Ceilings
Comments: Inspected

12.3 Doors
Comments: Inspected

12.4 Windows
Comments: Inspected

12.5 Skylights
Comments: Inspected

12.6 Interior Trim
Comments: Inspected

12.7 Receptacles and Switches
Comments: Inspected

12.8 Lighting
Comments: Inspected

12.9 Cabinets
Comments: Inspected

(1) The kitchen cabinets below the sink had moderate moisture damage below the kitchen sink. The source of the leak could not be readily be identified. Recommend a licensed contractor repair or replace the cabinets and further identify and correct the source of the leak.

12.9 (1)

(2) Overhead kitchen cabinets require adjustment.

12.9 (2) Overhead Cabinets

12.10 Range

Comments: Inspected

12.11 Range Hood

Comments: Inspected

12.12 Garbage Disposal

Comments: Inspected

12.13 Downdraft

Comments: Inspected

The kitchen down-draft vent discharges into the crawlspace which can contribute to higher moisture levels in the crawlspace. Recommend redirecting to vent to the exterior of the house.

12.13 (1) Venting to Crawlspace

12.14 Dishwasher

Comments: Inspected

The dishwasher did not appear to have an anti-siphon device installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. The Inspector recommends an anti-siphon device be installed by a qualified technician.

12.14 (1)

The Kitchen and built-in appliances of the home were inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Styles & Materials

Dryer Power::	Dryer Vent::	Dryer 240-volt electrical receptacle::
Electric	Ribbed plastic	Older 3-prong

Items

13.0 Receptacles, Switches, Connections

Comments: Inspected

The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

13.1 Lighting

Comments: Inspected

13.2 Cabinets

Comments: Inspected

13.3 Dryer Venting

Comments: Inspected

The dryer was vented using a flexible, ribbed plastic vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

13.3 (1) Dryer Vent into Crawlspace

The laundry room of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

NW WASHINGTON HOME INSPECTIONS LLC
NWWAHOMEINSPECTIONS.COM

INVOICE

NW WASHINGTON HOME INSPECTIONS LLC
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98110
Inspected By: Carl Liberman

Inspection Date: 11/12/2016
Report ID: 161112X/ICN 10160BQXXX

Customer Info:	Inspection Property:
Mr. Jason Smith **Customer's Real Estate Professional:** Victor Tate Victor Realty	124 13rd St NE Seattle Washington 98052

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method:
Payment Status:
Note: