



Inspection Report

**Mr. John Smith
Mrs. Jane Smith**

Property Address:
2525 West Algonquin
Edmonds WA 98020



Preferred Home Inspection Services Inc.

**Michael C. Fischer 000871
Contact Phone: 425-308-9445
Report Exceeds Washington State Standards of Practice.
Washington State License #000871**

General Summary



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Customer

Mr. John Smith

Mrs. Jane Smith

Address

2525 West Algonquin

Edmonds WA 98020

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

East entry stoop: Stoop is in good shape. Stoop appears to not have settled over the years. This is a good thing. Recommend maintaining a good seal around the perimeter of the stoop where it meets the siding to keep water from entering behind the concrete.

East entry: Recommend sealant where concrete meets the wood corner trim.

NE corner of garage: Recommend filling hole between siding and brick veneer. This is to keep insects from nesting behind brick.

South side of garage: Storage shed was not flashed to keep water from entering the shed. No recommendation.

2. EXTERIOR

West side: Minor hole in siding above GFCI outlet. Recommend sealant.

West side: Minor break in siding under SW bedroom window. Recommend repair.

North side: Wood to ground contact in a few areas where foundation steps down with the grade of the ground. This is conducive to moisture rot and insect damage. Recommend 4 to 6 inches between siding and dirt.

2.3 DOORS (Exterior)

Repair or Replace

West side exterior doors: Recommend wood trim and paint at the lower corners of the door jams to protect wood framing members.

Safety Hazard: Garage to house service door is a fire rated door. Having a pet door in this door compromises the fire rating. Recommend new door.

Door to deck from house: Weather stripping damaged. Recommend repair.

2.4 WINDOWS

Inspected

See 7.7

2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Repair or Replace

Main deck on the west side of house: Wood to ground contact with treated 6 X 6 posts. Wood to ground contact is conducive to moisture rot and insect damage. Post have no evidence that there is deterioration at the time of the inspection. Recommend keeping dirt line below bottom of posts.

Deck: Deck ledger board has been lagged to house approximately every six feet. Required every four feet. Recommend additional 3/8 inch to 1/2 inch lags through ledger board to house.

Deck stairs: Stairs required to have a graspable handrail Recommend handrail to one side of railing.

3. ROOFING

3.0 ROOF COVERINGS

Repair or Replace

This home has a architectural 30 year roof composition. Roof is in good shape. Some evidence of moss starting to build up. Recommend routine maintenance to keep the moss growth to a minimum.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

Minor: South side of roof: Found one plumbing vent that needs to be better secured to roof line to keep insects from entering the attic just adjacent to the furnace gas vent stack.

4. PLUMBING SYSTEM

4.0 EXTERIOR HOSE BIBS

Repair or Replace

55 lbs water pressure at the hose bibs. This considered good water pressure.

4. PLUMBING SYSTEM

Recommend sealant around hose bibs to keep moisture out from behind the siding.

NW hose bib: Could not operate valve. May be frozen shut. Recommend repair.

Recommend hose bib covers during cold months.

South hose bib: No water to hose bib. May be shut off on purpose. Recommend repair if needed.

5. ELECTRICAL SYSTEMS

5.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

East side: Minor hole in light trim. Recommend filling with sealant to keep insects and moisture from entering here.

South side of garage: Recommend asking owner what this low voltage wiring services. Recommend cover plate to conduit box.

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

East side exterior: Soffit GFCI did not work. Did not notice if they were out at the electrical panel. Recommend asking owner if they indeed work. Recommend repair if not working.

5.8 SMOKE DETECTORS

Not Inspected

This home is equipped with smoke detectors that I am not familiar with. Smoke detectors show that there is a way to test them but I could not get one to activate. All smoke detectors are hard wired to the house. Recommend asking current owner how they work. Recommend testing all smoke detectors prior to moving in and make repairs as needed.

5.9 CARBON MONOXIDE DETECTORS

Repair or Replace

Carbon monoxide detector present on the upstairs main floor.

CO detectors required on each level. Recommend additional CO detector downstairs.

6. HEATING

6.0 HEATING EQUIPMENT

Repair or Replace

Furnace operates correctly with normal operation controls.

No current service tag on furnace. It is recommended that furnace be serviced every two years for optimum efficiency. Recommend servicing furnace by licensed HVAC professional.

6. HEATING

Note: White powder substance is caused from condensation in the gas vent. This occurs because the gases in the vent are warmer than the air outside the vent. To minimize this it is recommended that the vent pipe be insulated to the garage ceiling.

7. INTERIORS

7.1 CEILINGS

Repair or Replace

Safety Hazard: Garage: Pull down stairs are great for accessing the attic for storage. Garage ceiling has 5/8 inch sheet rock to maintain the proper fire rating from the garage to the house. The pull down stairs compromise this fire rating. Recommend installing 5/8 inch sheet rock over plywood of pull down stairs.

Original attic access cover: Broken sheet rock. Recommend repair.

Living room: Minor taping to ridge joint needed. Screw hole pops are evident.

Shop area: Minor ceiling repair needed.

7.2 WALLS

Repair or Replace

Garage: Small hole in sheet rock under electrical service panel. Recommend repair.

Garage: Recommend sealing gaps around gas piping behind furnace to keep small rodents from entering the wall at this point.

Living room to hall: Minor wall repair needed.

Note: Master bathroom: Towel bar screws are just long enough to start scratching the pocket door.

7.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Kitchen: Cabinet door below sink has framework that is coming apart. Recommend minor repair. This is normal wear for a house of this age.

7.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

Upstairs doors need door stops throughout.

7.7 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Living room: Tinting application on west windows installed to shade west windows. Found one living room window where this film appears to be coming off giving the window a foggy look. Recommend minor repair.

Den windows: Missing screens. Recommend screens.

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.

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| | | |
|---|---|----------------------------------|
| Date: 1/1/2014 | Time: 09:30 AM | Report ID: 2525 |
| Property: 2525 West Algonquin Edmonds WA 98020 | Customer: Mr. John Smith Mrs. Jane Smith | Real Estate Professional: |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Home:

Rambler/Daylight Basement

Age Of Home:

2003

Home Faces:

East

Client Is Present:

No. Client represented by agent

Radon Test:

No

Water Test:

No

Weather:

Clear and very cold

Temperature:

Below 32

Rain in last 3 days:

No

1. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

METHOD USED TO OBSERVE CRAWLSPACE:

NO CRAWLSPACE

FOUNDATION:

POURED CONCRETE

FLOOR STRUCTURE:

CONCRETE SLAB

UNKNOWN

WALL STRUCTURE:

2 X 6 WOOD

COLUMNS OR PIERS:

NONE

CEILING STRUCTURE:

2X4

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS

ROOF-TYPE:

HIP

METHOD USED TO OBSERVE ATTIC:

WALKED

ATTIC INFO:

SCUTTLE HOLE

PULL DOWN STAIRS

ACCESS FROM GARAGE

| | | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 1.0 | FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | | • | | |
| 1.1 | CRAWLSPACE | | | • | |
| 1.2 | WALLS (Structural) | • | | | |
| 1.3 | COLUMNS OR PIERS | | | • | |
| 1.4 | FLOORS (Structural) | | • | | |
| 1.5 | CEILINGS (structural) | • | | | |
| 1.6 | ROOF STRUCTURE AND ATTIC | • | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

1.2 There is no unfinished walls in this house. 2 X 6 construction is not visible.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. 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. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:

LAP

SIDING MATERIAL:

CEMENT-FIBER

EXTERIOR ENTRY DOORS:

STEEL CLAD

INSULATED GLASS

APPURTENANCE:

CONCRETE STOOP

DECK WITH STEPS AND RAIL

AUTO OPENER MANUFACTURER:

MARANTEC

PROMAX

GARAGE DOOR MATERIAL:

INSULATED

METAL

GARAGE DOOR TYPE:

TWO AUTOMATIC

DRIVEWAY:

CONCRETE

GRAVEL

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 2.0 | WALL CLADDING FLASHING AND TRIM | | | | • |
| 2.1 | GARAGE OVERHEAD DOOR | • | | | |
| 2.2 | GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | • | | | |
| 2.3 | DOORS (Exterior) | | | | • |
| 2.4 | WINDOWS | • | | | |
| 2.5 | DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS | | | | • |
| 2.6 | VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) | • | | | |
| 2.7 | EAVES, SOFFITS AND FASCIAS | • | | | |
| 2.8 | ADDITIONAL PICTURES | • | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0 East entry stoop: Stoop is in good shape. Stoop appears to not have settled over the years. This is a good thing. Recommend maintaining a good seal around the perimeter of the stoop where it meets the siding to keep water from entering behind the concrete.

East entry: Recommend sealant where concrete meets the wood corner trim.

NE corner of garage: Recommend filling hole between siding and brick veneer. This is to keep insects from nesting behind brick.

South side of garage: Storage shed was not flashed to keep water from entering the shed. No recommendation.

West side: Minor hole in siding above GFCI outlet. Recommend sealant.

West side: Minor break in siding under SW bedroom window. Recommend repair.

North side: Wood to ground contact in a few areas where foundation steps down with the grade of the ground. This is conducive to moisture rot and insect damage. Recommend 4 to 6 inches between siding and dirt.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8

2.3 West side exterior doors: Recommend wood trim and paint at the lower corners of the door jams to protect wood framing members.

Safety Hazard: Garage to house service door is a fire rated door. Having a pet door in this door compromises the fire rating. Recommend new door.

Door to deck from house: Weather stripping damaged. Recommend repair.



2.3 Picture 1



2.3 Picture 2



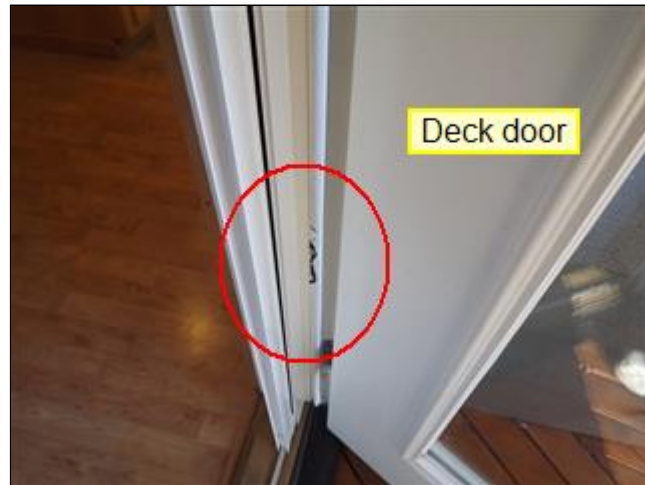
2.3 Picture 3



2.3 Picture 4



2.3 Picture 5



2.3 Picture 6

2.4 See 7.7

2.5 Main deck on the west side of house: Wood to ground contact with treated 6 X 6 posts. Wood to ground contact is conducive to moisture rot and insect damage. Post have no evidence that there is deterioration at the time of the inspection. Recommend keeping dirt line below bottom of posts.

Deck: Deck ledger board has been lagged to house approximately every six feet. Required every four feet. Recommend additional 3/8 inch to 1/2 inch lags through ledger board to house.

Deck stairs: Stairs required to have a graspable handrail Recommend handrail to one side of railing.



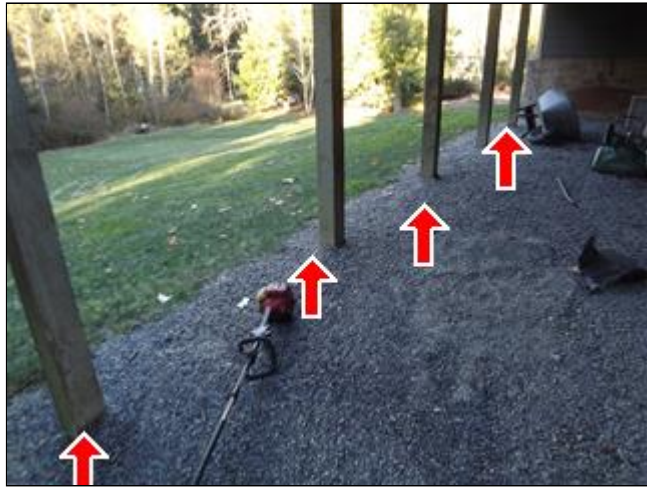
2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



2.5 Picture 4



2.5 Picture 5



2.5 Picture 6

2.6 All retaining wall appear to be built correctly as to how they might affect the house. Found no bulges or failing areas of the retaining walls.

Driveway: Driveway has cracks in the controlled joints. Concrete will crack. This is where you want them to crack. Found start of surface cracking in NW corner of driveway. Same area has dropped approximately one inch from adjacent concrete. This settling may continue causing a trip hazard for people. Recommend sealant to all controlled cracks to keep water from migrating under the slab which can over time undermine the concrete slab.

Driveway drain at the end east corner of the driveway has a cracked cover and is filled with gravel. Recommend keeping gravel and debris out of the catch basin so that the drain works properly.



2.6 Picture 1



2.6 Picture 2



2.6 Picture 3



2.6 Picture 4



2.6 Picture 5

2.8 Additional pictures:



2.8 Picture 1



2.8 Picture 2



2.8 Picture 3



2.8 Picture 4



2.8 Picture 5



2.8 Picture 6



2.8 Picture 7



2.8 Picture 8

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. 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. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:

ARCHITECTURAL
30 YEAR COMPOSITION

VIEWED ROOF COVERING FROM:

WALKED ROOF

SKY LIGHT (S):

NONE

ROOF LAYERS:

ONE

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 3.0 | ROOF COVERINGS | | | | • |
| 3.1 | FLASHINGS | | | • | |
| 3.2 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | | | | • |
| 3.3 | ROOFING DRAINAGE SYSTEMS | • | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

3.0 This home has a architectural 30 year roof composition. Roof is in good shape. Some evidence of moss starting to build up. Recommend routine maintenance to keep the moss growth to a minimum.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4



3.0 Picture 5



3.0 Picture 6



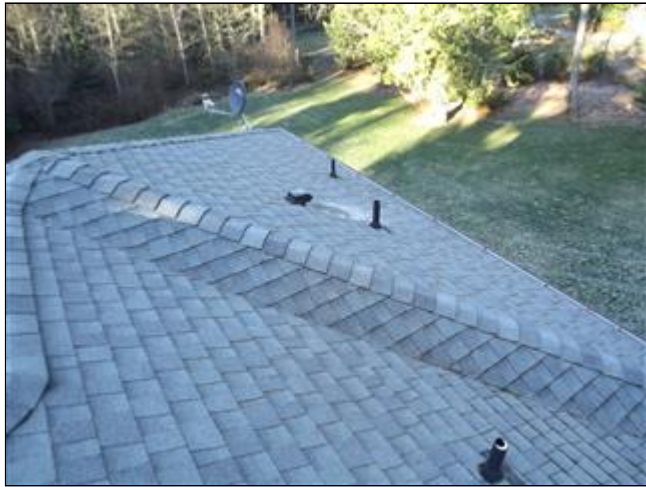
3.0 Picture 7



3.0 Picture 8



3.0 Picture 9



3.0 Picture 10



3.0 Picture 11

3.2 Minor: South side of roof: Found one plumbing vent that needs to be better secured to roof line to keep insects from entering the attic just adjacent to the furnace gas vent stack.



3.2 Picture 1

3.3 Gutters are clean.



3.3 Picture 1



3.3 Picture 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. 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. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

| | | |
|---|---|--|
| WATER SOURCE: COMMUNITY WELL | WATER FILTERS: NONE WE DO NOT INSPECT FILTRATION SYSTEMS | PLUMBING SUPPLY: NOT VISIBLE |
| PLUMBING DISTRIBUTION: PEX | WASHER DRAIN SIZE: 2" DIAMETER | PLUMBING WASTE: ABS |
| WATER HEATER POWER SOURCE: PROPANE (QUICK RECOVERY) | CAPACITY: 50 GAL (2-3 PEOPLE) | MANUFACTURER: AMERICAN PROLINE |

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 4.0 | EXTERIOR HOSE BIBS | | | | • |
| 4.1 | INTERIOR DRAIN, WASTE AND VENT SYSTEMS | • | | | |
| 4.2 | INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | • | | | |
| 4.3 | HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS | • | | | |
| 4.4 | MAIN WATER SHUT-OFF DEVICE (Describe location) | • | | | |
| 4.5 | FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) | | | • | |
| 4.6 | SUMP PUMP | | | • | |
| 4.7 | HOT TUB | | | • | |
| 4.8 | SOAKER TUB | | | • | |
| 4.9 | JACUZZI BATH TUB | | | • | |

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IN NI NP RR

Comments:

4.0 55 lbs water pressure at the hose bibs. This considered good water pressure.

Recommend sealant around hose bibs to keep moisture out from behind the siding.

NW hose bib: Could not operate valve. May be frozen shut. Recommend repair.

Recommend hose bib covers during cold months.

South hose bib: No water to hose bib. May be shut off on purpose. Recommend repair if needed.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



4.0 Picture 4

4.1 Only inspected drains under sinks. No main waste drain lines present.

Note: Strong sewer smell at the front of the house and when on the roof. Found source to be wet/dry plumbing vents. This may be caused because there is no P-trap vent installed before sewer discharges to the septic sewer tank. (Not required) Because of the cold air and air inversion the smell may be stronger during cold weather. No recommendation.

4.3 Water heater works correctly.

Water heater has the proper earthquake strapping installed high and low on tank and properly connected to the wall.

Water heater has the proper gas venting and water connections.



4.3 Picture 1



4.3 Picture 2

4.4 Located in the basement in a cabinet next to the pool table. Recommend confirming this with the owner.



4.4 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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. Please be aware that the inspector has your best interest in mind. 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. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND
ALUMINUM
220 VOLTS

PANEL CAPACITY:

200 AMP

PANEL TYPE:

CIRCUIT BREAKERS

ELEC. PANEL MANUFACTURER:

CUTLER HAMMER

BRANCH WIRE 15 and 20 AMP:

COPPER

WIRING METHODS:

ROMEX
NON-METALIC CABLE

| | | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 5.0 | SERVICE ENTRANCE CONDUCTORS | • | | | |
| 5.1 | SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS | • | | | |
| 5.2 | SUB PANEL: SERVICE AND GROUNDING EQUIPMENT, OVERCURRENT DEVICE | • | | | |
| 5.3 | BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE | • | | | |
| 5.4 | CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | | | | • |
| 5.5 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE | • | | | |
| 5.6 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) | | | | • |
| 5.7 | LOCATION OF MAIN AND DISTRIBUTION PANELS | • | | | |
| 5.8 | SMOKE DETECTORS | | • | | |
| 5.9 | CARBON MONOXIDE DETECTORS | | | | • |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

5.1 Proper grounding rod confirmed.

Inspected inside of panel. All connections are correct.

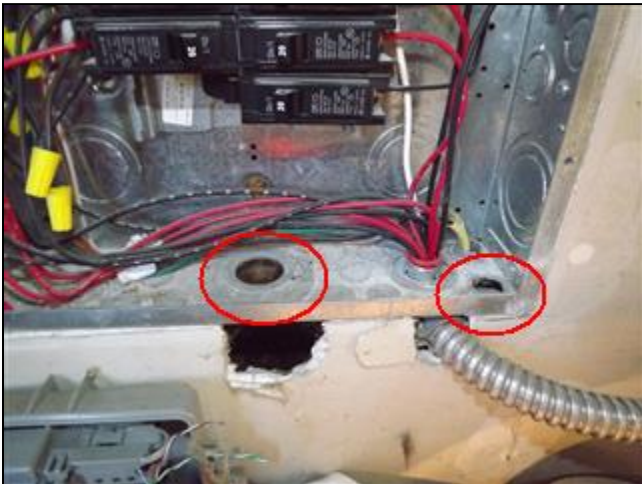
Service panel box: Knock out blanks missing at bottom of box. In case of fire in the service panel box, it is designed to contain a fire within the box. Missing knock out plates compromises this intent. Recommend sealing open holes in panel box.



5.1 Picture 1



5.1 Picture 2



5.1 Picture 3

5.2 Proper grounding rod confirmed.

Inspected inside of panel. All connections are correct. No hazards found.



5.2 Picture 1



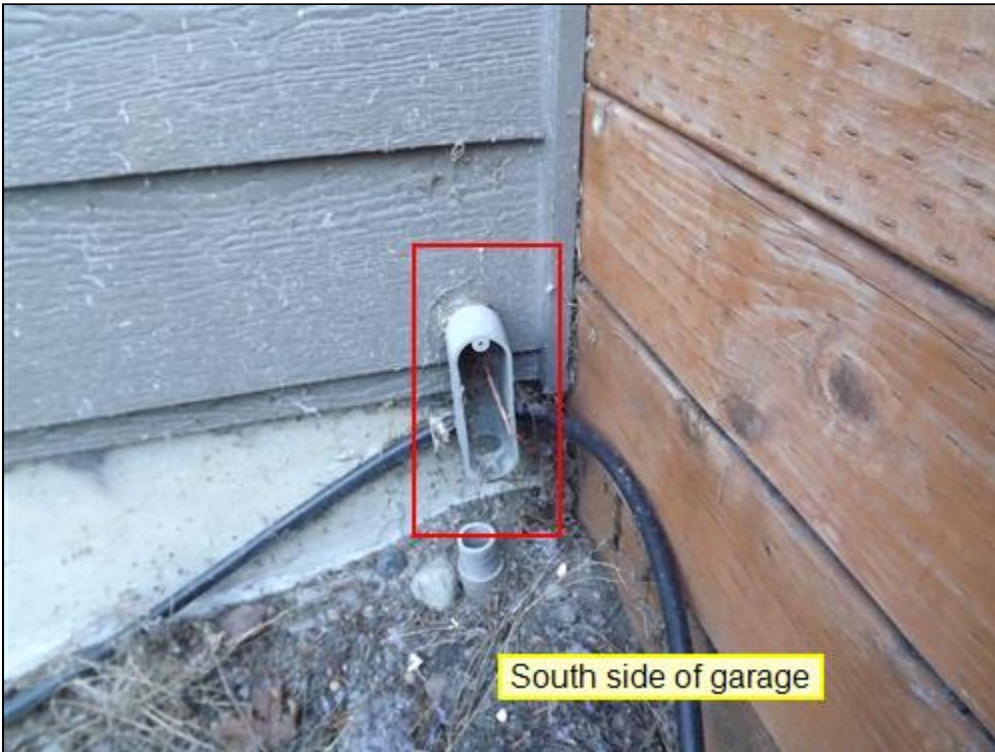
5.2 Picture 2

5.4 East side: Minor hole in light trim. Recommend filling with sealant to keep insects and moisture from entering here.

South side of garage: Recommend asking owner what this low voltage wiring services. Recommend cover plate to conduit box.



5.4 Picture 1



5.4 Picture 2

5.6 East side exterior: Soffit GFCI did not work. Did not notice if they were out at the electrical panel. Recommend asking owner if they indeed work. Recommend repair if not working.



5.6 Picture 1

5.7 Located in garage.

Sub panel located in the basement shop area.

5.8 This home is equipped with smoke detectors that I am not familiar with. Smoke detectors show that there is a way to test them but I could not get one to activate. All smoke detectors are hard wired to the house. Recommend asking current owner how they work. Recommend testing all smoke detectors prior to moving in and make repairs as needed.



5.8 Picture 1

5.9 Carbon monoxide detector present on the upstairs main floor.

CO detectors required on each level. Recommend additional CO detector downstairs.



5.9 Picture 1

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. 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. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:

FORCED AIR

ENERGY SOURCE:

PROPANE

NUMBER OF HEAT SYSTEMS (excluding wood):

ONE

DUCTWORK:

NOT VISIBLE

FILTER TYPE:

WASHABLE

TYPES OF FIREPLACES:

VENTED GAS LOGS

OPERABLE FIREPLACES:

TWO

| | | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 6.0 | HEATING EQUIPMENT | | | | • |
| 6.1 | NORMAL OPERATING CONTROLS | • | | | |
| 6.2 | AUTOMATIC SAFETY CONTROLS | • | | | |
| 6.3 | CHIMNEYS, FLUES AND VENTS | • | | | |
| 6.4 | SOLID FUEL HEATING DEVICES | | | • | |
| 6.5 | HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | • | | | |
| 6.6 | GAS/LP FIRELOGS AND FIREPLACES | • | | | |
| 6.7 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | • | | | |
| 6.8 | PROPANE STORAGE TANK | • | | | |

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IN NI NP RR

Comments:

6.0 Furnace operates correctly with normal operation controls.

No current service tag on furnace. It is recommended that furnace be serviced every two years for optimum efficiency. Recommend servicing furnace by licensed HVAC professional.

Note: White powder substance is caused from condensation in the gas vent. This occurs because the gases in the vent are warmer than the air outside the vent. To minimize this it is recommended that the vent pipe be insulated to the garage ceiling.



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3



6.0 Picture 4



6.0 Picture 5



6.0 Picture 6

6.5 Filter appears dirty. Recommend cleaning.



6.5 Picture 1

6.6 Both upstairs and downstairs propane operated correctly.

Note: Propane was off to the upstairs fireplace at the time of the inspection. I turned it on and lit the fireplace. I returned the gas supply to the off position after testing.



6.6 Picture 1



6.6 Picture 2

6.8 Propane storage tank is the proper distance from the house.



6.8 Picture 1

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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. Please be aware that the inspector has your best interest in mind. 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. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIAL:

SHEETROCK

FLOOR COVERING(S):

CARPET

LAMINATE

TILE

INTERIOR DOORS:

HOLLOW CORE

WINDOW TYPES:

VINYL THERMAL/INSULATED

CABINETRY:

WOOD FRONTS

MELAMINE INTERIORS

WINDOW MANUFACTURER:

UNKNOWN

MILGARD

COUNTERTOP:

LAMINATE

TILE

| | | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 7.0 | GARAGE | • | | | |
| 7.1 | CEILINGS | | | | • |
| 7.2 | WALLS | | | | • |
| 7.3 | FLOORS | • | | | |
| 7.4 | STEPS, STAIRWAYS, BALCONIES AND RAILINGS | • | | | |
| 7.5 | COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS | | | | • |
| 7.6 | DOORS (REPRESENTATIVE NUMBER) | | | | • |
| 7.7 | WINDOWS (REPRESENTATIVE NUMBER) | | | | • |

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IN NI NP RR

Comments:

7.1 Safety Hazard: Garage: Pull down stairs are great for accessing the attic for storage. Garage ceiling has 5/8 inch sheet rock to maintain the proper fire rating from the garage to the house. The pull down stairs compromise this fire rating. Recommend installing 5/8 inch sheet rock over plywood of pull down stairs.

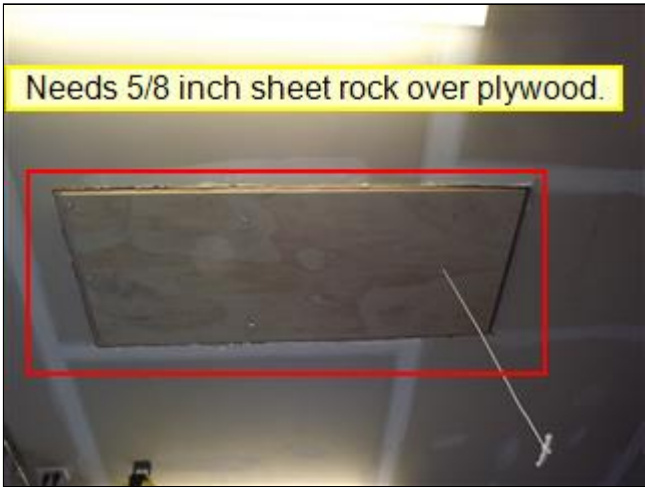
Original attic access cover: Broken sheet rock. Recommend repair.

Living room: Minor taping to ridge joint needed. Screw hole pops are evident.

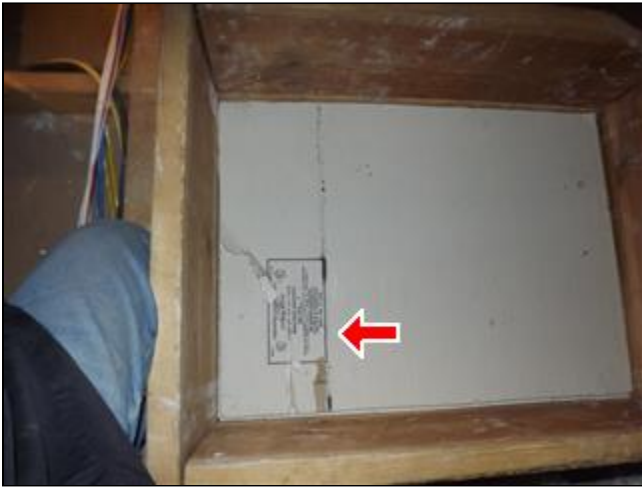
Shop area: Minor ceiling repair needed.



7.1 Picture 1



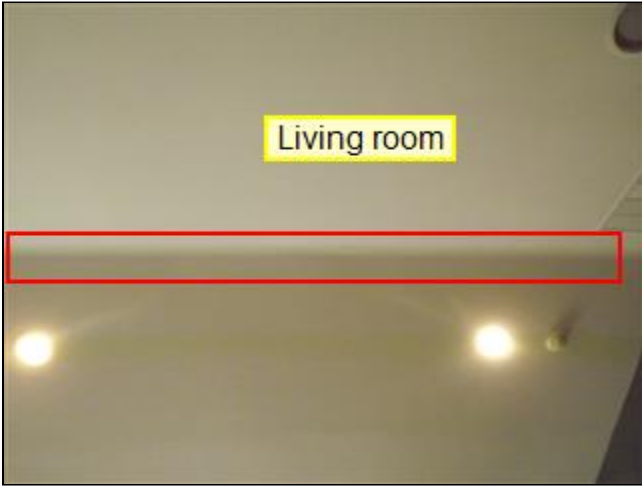
7.1 Picture 2



7.1 Picture 3



7.1 Picture 4



7.1 Picture 5



7.1 Picture 6

7.2 Garage: Small hole in sheet rock under electrical service panel. Recommend repair.

Garage: Recommend sealing gaps around gas piping behind furnace to keep small rodents from entering the wall at this point.

Living room to hall: Minor wall repair needed.

Note: Master bathroom: Towel bar screws are just long enough to start scratching the pocket door.



7.2 Picture 1



7.2 Picture 2



7.2 Picture 3



7.2 Picture 4

7.5 Kitchen: Cabinet door below sink has framework that is coming apart. Recommend minor repair. This is normal wear for a house of this age.



7.5 Picture 1

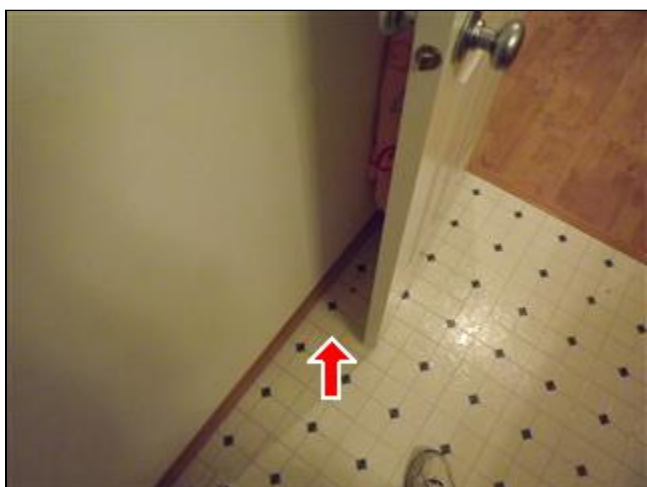
7.6 Upstairs doors need door stops throughout.



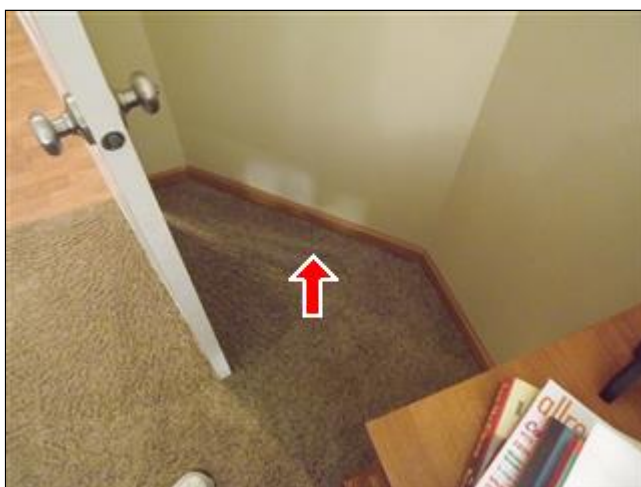
7.6 Picture 1



7.6 Picture 2



7.6 Picture 3



7.6 Picture 4

7.7 Living room: Tinting application on west windows installed to shade west windows. Found one living room window where this film appears to be coming off giving the window a foggy look. Recommend minor repair.

Den windows: Missing screens. Recommend screens.



7.7 Picture 1

7.7 Picture 2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. 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. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:

BLOWN
FIBERGLASS

VENTILATION:

SOFFIT VENTS
PASSIVE
CONTINUOUS RIDGE VENTING

FLOOR INSULATION:

HOUSE BUILT ON CONCRETE SLAB

EXHAUST FAN TYPES:

FAN ONLY

DRYER POWER SOURCE:

220 ELECTRIC

DRYER VENT:

RECOMMEND ANNUAL CLEANING OF DRYER VENT LINE

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 8.0 | INSULATION AND VAPOR RETARDERS (in unfinished spaces) | • | | | |
| 8.1 | VENTILATION OF ATTIC AND FOUNDATION AREAS | • | | | |
| 8.2 | VENTING SYSTEMS (Kitchens, baths and laundry) | • | | | |

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IN NI NP RR

Comments:

8.0 Attic: Insulation is in place. No recommendations.



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3



8.0 Picture 4

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. 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. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

DISHWASHER:

KITCHEN AID

DISPOSER:

WHIRLAWAY

EXHAUST/RANGE HOOD:

VENTED

RANGE/OVEN:

KITCHEN AID

BUILT-IN MICROWAVE:

KITCHEN AID

TRASH COMPACTORS:

NONE

REFRIGERATOR:

KITCHEN AID

WASHER:

WHIRLPOOL

DRYER:

WHIRLPOOL

| | | IN | NI | NP | RR |
|-----|-----------------------------|----|----|----|----|
| 9.0 | DISHWASHER | • | | | |
| 9.1 | RANGES/OVENS/COOKTOPS | • | | | |
| 9.2 | RANGE HOOD | • | | | |
| 9.3 | TRASH COMPACTOR | | | • | |
| 9.4 | FOOD WASTE DISPOSER | • | | | |
| 9.5 | MICROWAVE COOKING EQUIPMENT | • | | | |
| 9.6 | REFRIGERATOR | • | | | |
| 9.7 | WASHER/DRYER | • | | | |

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IN NI NP RR

Comments:

9.1 Safety hazard: Ranges have no tip out protection. Recommend installing tip prevention brackets.



9.1 Picture 1

9.6 Inspected for power to unit.

Checked water in the door.

Refrigerator doors have a good seal.

9.7 Inspected dryer for heat and noisy bearings.

Note: Washer had finished load of cloths in it. I did not fill washer to test unit.

Note: Recommend cleaning dryer vent.



9.7 Picture 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. 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.

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.