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Inspector's phone: (509) 594-9984

Inspector: Jerry Lozier

Board Certified Master Inspector®

Licensed Wa State Home Inspector #208

Licensed WSDA Structural Pest Inspector #71382



## Report Summary

Client(s): **Jesse and Mary Homeowner**

Property address: **10 Rad Rd**

**Yakville WA 98902**

Inspection date: **Friday, June 21, 2013**

This report published on Saturday, June 22, 2013 4:23:17 PM PDT

This SUMMARY PAGE is intended to list concerns/ issues/ (and major \$500.00+) and other defects issues within the structure that could **SIGNIFICANTLY affect its safety, habitability, performance, and/or overall condition, IN THE OPINION OF THE INSPECTOR.**

IMPORTANT NOTE: NOT ALL THE HOME'S DEFECTS WILL BE LISTED IN THE SUMMARY ...

Therefore some other items that need maintenance, repair, upgrades, minor defects and cosmetic items will be noted in main report, however they may be excluded from this Summary Page. Further comments on these summary items may be detailed in your Main Report ...

**THEREFORE, Please be advised that the SUMMARY PAGE IS NOT EXHAUSTIVE and is not a substitute for reading the entire Report which may contain additional items or Safety Issues that are significant to you (the client).**

If (Jerry) Lozier Home Inspections was unable to do the complete inspection because of conditions beyond our control (utilities off, areas locked out, or otherwise inaccessible, etc.) a re-inspection fee may be charged. WAC 16-228-2045 requires that a diagram be prepared for WSDA WDO/WDI (complete wood destroying organism/insect) inspection reports. A copy is available on request. No WDO report will be written unless (evidence of) certain wood destroying insects are found.

This Inspection and report are performed and prepared for the sole and exclusive use of the Client named in the report. The Main Report is the property of this inspection company, however the client who authorized the inspection and is named in the report has exclusive rights to the report. With written permission (see contract): Client(s) named in report can request and authorize Inspector to distribute copies of the Inspection results to their real estate agent and/or mortgage lender directly involved in this transaction, who is not a designate beneficiary of the report. If the client named in the inspection report fails to purchase the property, no other person may retain or use a copy of this inspection report for any reason. Realtors are specifically advised that transfer of report to any other potential buyer is prohibited.

To view WA Standards Of Practice (SOP) click: <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>

Further comments on these summary items may be detailed in the Main Report ... For your best protection, **we strongly recommend all further evaluations and repairs be done before close of escrow by a licensed, qualified, and insured professional (contractor)** who will provide you with a detailed invoice and/or written third party agreement and/or warranty on their work. This Report, Summary and all photos are copywrited: (c) Lozier Home Inspections, LLC.

Concerns are shown and sorted according to these types:

|                                |  |
|--------------------------------|--|
| Safety Concern                 | This is a safety issue, correction / upgrades are recommended ASAP for your safety enhancement.                        |
| Repair/Replace                 | Recommend this item be repaired/replaced at earliest convenience (by a qualified, licensed, professional if necessary) |
| Evaluate/repairs               | Recommend further evaluation and repair by a qualified professional.   |
| Maintenance/ repairs           | Recommend maintenance and/or repairs now and ongoing in future   |
| Recommend Upgrade/ Improvement | Recommend upgrade/ improvement/ repair to present/current (safety) standards   |
| Monitor                        | Recommend continued monitoring and/or ongoing maintenance as needed in the future                                      |
| Appears Serviceable            | Item or component appears to be in serviceable condition and functioning as intended                                   |
| FYI                            | For your information   |

|                      |  |
|----------------------|--|
| Conducive conditions | Conditions conducive for wood destroying organisms |
|----------------------|--|

**Exterior**

7) *Evaluate/repairs* , *Conducive conditions* - Vinyl siding is damaged and buckling in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion. Homeowner stated repairs are to be made and vinyl material is on site.



Photo 12



Photo 13

8) *Evaluate/repairs*, *Conducive conditions* - The exterior (paint) finish is missing on soffits. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and paint as needed and as per standard building practices.



Photo 11

## **Interior rooms**

23) *Safety Concern*, *Monitor* - We recommend all batteries in all the smoke alarms (and Carbon Monoxide monitors) be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

## **Water heater**

26) *Safety Concern* - The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

## **Heating and cooling**

29) *Evaluate/repairs* - Always prudent and we recommend having a HVAC professional service unit now (unless recently serviced) and then seasonally in the future: to clean unit/coils, safety check and optimize system, flush condensate drain line if applicable.

## **Crawl space**

36) *Repair/Replace* - These (Summary) concerns noted in crawlspace/ unfinished basement of home and recommend addressing ASAP:

- (1) Bare ground in crawlspace, (vapor barrier moved.... repair)
- (2) Foundation vents partially blocked by building paper, when viewed from crawlspace. (Recommend trimming so air flows unrestricted)
- (3) Small amount of insulation batts and wood pieces in crawlspace. (Recommend removal.)



Photo 8  
insulation on grade



Photo 9  
bare earth, vapor barrier moved



Photo 10  
Tar paper covering vents at perimeter.



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## " Residential and Structural Pest Inspection Report "

### WSDA ICN # 7777BM030

Client(s): **Jesse and Mary Homeowner**

Property address: **10 Rad Rd**

**Yakville WA 98902**

Inspection date: **Friday, June 21, 2013**

This report published on Saturday, June 22, 2013 4:23:17 PM PDT

Thank you for choosing (Jerry) Lozier Home Inspections LLC. We make every effort to provide you with a timely, thorough, and accurate (WA State compliant <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>) inspection at a fair price, and our hope is that the information in this report proves valuable in your consideration of this property. We certainly hope we have met your expectations... If you have any questions or are unsatisfied in any way with this report, please do not hesitate to call us. If you are satisfied, please tell your Realtor and your friends...

This report is a non invasive, limited, visual inspection (no destructive testing or dismantling was performed) ( however some probing is necessary for rot fungus) of accessible areas, intended to identify major (\$500.00+) issues and/or defects/issues within the structure that affect its habitability, function, safety and the

structures overall condition. Although some minor (non critical-low priority) repair/upgrade items, minor defects and cosmetic items may be noted in main report, they are generally excluded from the summary report. We recommend all repairs and further evaluations be completed BEFORE CLOSING by a qualified professional.

This inspection meets or exceeds WAC-308-408c To view WA Standards Of Practice (SOP) click:  
<http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>

If Wood Destroying Insects (WDI) or their evidence (frass) are found during this inspection: WAC 16-228-2045 requires that a diagram be prepared for WDO/WDI (complete wood destroying organism/insect) inspection reports. A copy will be available on request. For further information and follow-up inspections, please see the last page of this report, To view WSDA (Pest Inspection criteria) click:  
<http://apps.leg.wa.gov/wac/default.aspx?cite=16-228-2005>

This Inspection and report are performed and prepared for the sole and exclusive use of the Client named in the report. This report is the property of this inspection company, however the client who authorized the inspection and is named on the report has exclusive rights to the report. With written permission (see contract): Client(s) named in report can request and authorize Inspector to distribute copies of the Inspection results to their real estate agent and/or mortgage lender directly involved in this transaction, who is not a designate beneficiary of the report. If the client named in report fails to purchase the property, no other person may retain or use a copy of this report for any reason. Realtors are specifically advised that transfer of report to any other potential buyer is prohibited. This Report, Summary and all photos are copywrited: (c) Lozier Home Inspections, LLC.

## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

|                                |  |
|--------------------------------|--|
| <b>Safety Concern</b>          | This is a safety issue, correction / upgrades are recommended ASAP for your safety enhancement.                        |
| <b>Repair/Replace</b>          | Recommend this item be repaired/replaced at earliest convenience (by a qualified, licensed, professional if necessary) |
| <b>Evaluate/repairs</b>        | Recommend further evaluation and repair by a qualified professional.   |
| Maintenance/ repairs           | Recommend maintenance and/or repairs now and ongoing in future   |
| Recommend Upgrade/ Improvement | Recommend upgrade/ improvement/ repair to present/current (safety) standards   |
| Monitor                        | Recommend continued monitoring and/or ongoing maintenance as needed in the future                                      |
| Appears Serviceable            | Item or component appears to be in serviceable condition and functioning as intended                                   |
| FYI                            | For your information   |

## Wood Destroying Organism Concerns

Concerns relating to wood destroying organisms are shown as follows:

|                      |  |
|----------------------|--|
| Conducive conditions | Conditions conducive for wood destroying organisms |
|----------------------|--|

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at  
<http://www.reporthost.com/glossary.asp>

## General information

Report number: 062113-10

Structures inspected: 3 bedroom, 2 bath Home with attached garage

Overview: Very nice and well maintained home, shows obvious pride of ownership

Site profile: Level

Type of building: Single family

Approximate age: 2005

Time started: 8:30am

Time finished: 10:45am

Inspection Fee: \$xxx.00

Payment method: Check # 138, THANK YOU

Present during inspection: Client, Buyers Realtor Cindy Realtor opened home

Occupied: Yes

Weather conditions: Clear

Ground condition: Dry

Temperature: Warm 70 degrees+

Front of structure faces: West

Foundation type: Crawlspace

The following items are excluded from this inspection: Private/public sewage disposal system, Irrigation system, Inaccessible Areas, Detached Outbuildings

### 1) *Maintenance/repairs, FYI* - Bonus Item: Sprinkler System

Whether (irrigation) sprinkler- watering system functions as intended is not part of this inspection.

We recommend client go over its operation, etc. with seller as to how it operates, (and obtain a written

verification it functions as intended, if winterized) ... If that is not possible recommend having commercial

"Landscaping, Sprinkler System Professional" fully evaluate system and go over its operation with you before closing.

### FOUR THINGS THAT ARE VERY IMPORTANT:

(1) that during operation sprinklers (WATER) does not hit windows, siding and/or foundation area. This can lead to premature/early failure of siding, water pooling near foundation and probable seepage into basements or crawlspace if they exist.

(2) IT IS ESPECIALLY IMPORTANT TO HAVE SYSTEM FULLY WINTERIZED (all water blown out or otherwise removed from system) in the fall before any freezing weather. We can have very cold weather that can freeze the ground down a foot or more. Failure to thoroughly WINTERIZE (EVERY FALL) can ruin system and/or cost hundreds of \$\$\$\$ to repair.

(3) Recommend verification from owners or sprinkler/ landscape professional that proper backflow devices are in place and properly installed as required by (AHJ) Authority Having Jurisdiction.

(4) Best practice is that all sprinklers be at least a couple feet out from foundation, having a perimeter landscape border with minimal drip irrigation will help keep water intrusion into the crawlspace to a minimum.

- If system is shutdown or winterized recommend getting certification from owner that it will function as intended when started up in the spring.

(Any additional comments made by inspector regarding these items are a courtesy only.)

### 2) *Maintenance/repairs* -

A water sample test was performed and sample dropped off at lab using (accepted draw techniques and

protocol) and recommended chain of command procedures. PROTOCOL: Inspector chooses a (cold water)

spigot that does not have a mixing type faucet; aerator/ screen/ gasket are removed and water is run at medium

velocity for 5-10 minutes. Faucet spout is immersed in fresh bleach for 10-15 seconds, water is run for another

minute or so, and then is flamed with propane torch (if metal), and water is run for another couple minutes at which

time sample(s) are drawn..... Valley Labs: [www.valleylab.net/](http://www.valleylab.net/)

Valley Environmental Laboratory (Valley Lab) is a full-service, commercial laboratory. 201 East D St. Yakima, WA

98901 .. (509) 575-3999

ALSO

The inspector performed a complimentary visual evaluation of the private water supply system, including such items

as the well head, well equipment, and pressure tank where visible (looking for leaks, and safety concerns). System

appears serviceable however the inspector did not determine if the well provides an adequate quantity of water, or

if the water is safe to drink. If low pressure or flow is ever noted: recommend a qualified specialist should perform a

full evaluation of the system.

3) *Maintenance/repairs* - Public and Private (septic) sewage disposal systems (if they exist and are functioning properly) are beyond the scope of a general home inspection, therefore are specifically excluded from inspection.

(Any comments made regarding (excluded) items are as a courtesy only.)

## NOTE:

This Septic system has an alarm. Components are under a cover near tank. Our recommendation is to have system checked prior to closing and then every few years. When system is checked the technician will test components and make sure they are functioning properly and as intended and no problems. We recommend you obtain a copy of the septic report and call the septic company and preferably talk directly to tech and about system operation, maintenance, and/or anything else you should know about the system. See:

<http://www.inspectapedia.com/septic/SepticPumps.htm> and:

[http://www.wellowner2.org/2009/index.php?option=com\\_content&view=category&layout=blog&id=15&Itemid=14](http://www.wellowner2.org/2009/index.php?option=com_content&view=category&layout=blog&id=15&Itemid=14)

4) *Maintenance/ repairs* - **If the home was OCCUPIED on day of inspection:** Many Areas throughout home (and garage) : walls, floors, closets, cabinets and/ or other areas/ surfaces may have been obscured by furnishings and/or stored items. These areas may not/ could not be thoroughly evaluated at time of inspection because some areas were hidden from full view on the day of your inspection. **Very Important:** We recommend client(s) check out all these (previously obscured) areas closely at final walk-thru (and voice any concerns at that time) when home is vacant.

**If the home was UNOCCUPIED on day of inspection:**

Vacant homes and/or homes that have not been lived in for a period of time can and do develop clogs (roots or other) in waste lines and leaks in faucets and screw together drain lines, gasket/ seals can develop leaks. We will note if we see slow drains, leaks or significant stains on the day of inspection, however clogs and leaks do frequently develop later (from inactivity)

We recommend that all available maintenance receipts and records, installation manuals, operating manuals, and any warranties for the home and components be obtained from the homeowner. Additionally, all documentation for any WSDA Pest Inspection / treatment reports, electrical work, remodel, additions and renovation work (copies of plans, permits and inspection approvals) be obtained from the homeowner before closing. Building and electrical permits should have been obtained before any remodel or renovation work was started. If a electrical or building permit was obtained, inspections should have been performed as the work progressed. The local/county building department (for building and mechanical permits) or Dept of Labor and Industries (for electrical permits and manufactured home alterations) or local Dept of Health (for septic systems) typically issues a 'Certificate of Completion or Occupancy' after a project passes all of the required inspections. These records should (ALSO) be available from the proper AHJ. (Authority Having Jurisdiction)

ALSO

Best recommendation is client purchase a home warranty that covers appliances, HVAC and other components. See: <http://www.homewarrantyreviews.com/>

5) *Appears Serviceable* - (CO) Carbon Monoxide monitors noted and installed to current standards, (one in each hall outside bedrooms, and at least one per level (floor). Installing a combo CO-smoke monitor is ok)

ALSO:

A sufficient number of smoke alarms are installed in home, (installed in all bedrooms and in addition to halls leading to or outside of bedrooms and at least one per level (floor), to meet current location standards.)

NOTE:

Security system noted: For safety enhancement: recommend 'stand alone' smoke and CO monitors/alarms to current standards, in case security system ever is disabled.

Some/all of Smoke detectors that were noted in home were not tested (via test button) due to one or more of the following conditions: (may be integrated with a security system, out of reach, no test button.)

For your families enhanced safety we recommend that all batteries in all the smoke alarms and CO monitors be replaced after taking occupancy, (unless this is a brand new home) and then annually in the future. We also recommend all smoke alarms be tested at this time

## **Structural Pest Inspection**

6) *Maintenance/ repairs* -

This **Wood Destroying Organism Inspection Report** is the written opinion of the inspector licensed by the WSDA and based upon what was visible and evident at the time of an inspection.

<http://apps.leg.wa.gov/wac/default.aspx?cite=16-228-2005>

WSDA Complete WDO (PEST) Inspection Summary of Findings

WSDA Inspection Control Number (ICN) # 7777BM030

Visible evidence of conditions conducive to Wood Destroying Organisms...yes



Visible evidence of Active Wood Decay Fungi... no

Visible evidence of Active Wood Destroying Insects... no

Visible evidence of Damage (past) by Wood Destroying Organisms... no

The following are items (or conducive conditions) to WDI/WDO that were found during inspection:

(1) Bare ground in crawlspace, (vapor barrier moved)

(2) Foundation vents partially blocked by building paper, when viewed from crawlspace. Recommend trimming so air flows unrestricted.

(3) Small amount of insulation batts and wood pieces in crawlspace. Recommend removal.

INACCESSIBLE AREAS ARE EXCLUDED FROM THIS REPORT... Areas hidden by insulation, debris, stored items, areas blocked by HVAC ductwork and/or plumbing, on grade decks, inadequate subfloor clearance and other inaccessible areas as defined in WAC 16-228-2005 may be vulnerable to infestation by WDO's and are EXCLUDED from this report. We strongly recommend these areas be made accessible for periodic inspection. (A reinspection fee may be charged)

ALL REPAIRS... PLEASE NOTE: For your best protection, we strongly recommend all further evaluations and repairs be done before close of escrow by a licensed, qualified, and insured professional (contractor) who will provide you with a detailed invoice and/or written third party agreement and warranty.

WDO INSPECTION (FURTHER) EVALUATION AND REPAIR: If there are Conducive Conditions and/or DAMAGE resulting from Wood Destroying Organisms (subterranean termites, dampwood termites, carpenter ants, moisture ants, wood infesting anobiid beetles and/or wood decay fungus-rot infestations) (as noted in report and on diagram) that (Damage) may be eliminated by the REMOVAL of infested wood as far as the damage extends, and CORRECTION of (identified) conditions conducive to WDO's, including but not limited to: removal of conducive debris, removal of all earth to wood contact and covering of bare ground (w/ 6 mil black plastic) in the sub-floor crawlspace areas; the PERMANANT repair of standing water and any other moisture problems, including proper ventilation in subfloor areas and attics.... TREATED (Ground Contact) WOOD/PLYWOOD in contact with earth/soil may comply with local building standards; however WAC 16-228-2025 requires that all wood to earth/soil contact be reported as a condition conducive to WDO's.

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## **Exterior**

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Vinyl walls, wood shingle gable ends

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

cladding serviceable: The following exterior areas were checked : Siding, windows, trim, fascias, soffits, paint and caulking and they appear in serviceable condition (unless noted otherwise elsewhere in report). Paint and caulking is an ongoing maintenance item that needs to be checked on a yearly basis.

cladding serviceable: The following exterior areas were checked : Siding, windows, trim, fascias, soffits, gutters and downspouts (if applicable), paint and caulking and they appear in serviceable condition (unless noted otherwise elsewhere in report).

NOTE: Paint and caulking is an ongoing maintenance item that needs to be checked on a yearly basis. (By a qualified professional if necessary)

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7) *Evaluate/repairs*, *Conducive conditions* - Vinyl siding is damaged and buckling in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion. Homeowner stated repairs are to be made and vinyl material is on site.



Photo 12



Photo 13

8) *Evaluate/repairs* , *Conducive conditions* - The exterior (paint) finish is missing on soffits. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and paint as needed and as per standard building practices.



Photo 11

9) *Monitor, Appears Serviceable* - Exterior GFCI (Ground Fault Circuit Interrupters) function as intended, 'in-use' covers are recommended on exposed receptacles that are used in wet weather.

<http://www.intermatic.com/en/Products/WeatherproofProducts.aspx>

10) *Appears Serviceable* , *Conducive conditions* - Caulk on exterior areas looks ok. Maintaining/monitoring paint and caulk is an ongoing (seasonal) process and should be (monitored and maintained seasonally) replaced and/or applied where necessary. For more information on caulking, visit [The Ins and Outs of Caulking](#).

11) *FYI* , *Conducive conditions* - Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

12) *FYI* - **IMPORTANT MAINTENANCE and General Exterior Information...What we inspect.:**

- READ: [http://www.freefrommold.org/tenpoint.cfm?content=app\\_ffm\\_tenpoint](http://www.freefrommold.org/tenpoint.cfm?content=app_ffm_tenpoint)
- An inspection of the accessible exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, walkways, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.
- NOTE: Areas in walls or behind exterior cladding, including but not limited to stucco, EIFS, brick and rock veneer, vinyl and metal siding can have moisture damage and/or Wood Destroying Organisms and conducive conditions. We diligently inspect for indicators (conducive conditions) and visible damage, and

will note it to you when it is seen (and recommend maintenance and repair). HOWEVER: areas not visible to inspection (in walls and behind cladding or vegetation) are inaccessible and excluded from inspection (per WAC 308-408C-030(1)(12) and WAC 308-408C-100(2)(b)(ii) ) and could hide WDO's and damage.

- Concrete (walks, foundations, slabs) typically shrink and crack during first couple years after installation. This is a normal process, however these are usually not a problem (though visually unappealing) unless they progress to being a trip hazard and/or allowing water penetration into structure.
- The ideal property has a soil/pavement slope (positive perimeter slope of 1/2-1 inch per foot for at least 6 feet, (10 feet is ideal) out, down and away from the foundation) thus draining water away from the structure and its foundation and keeping water from pooling near home and/or in subfloor/crawlspace areas, due to not only rain runoff, but even from lawn sprinklers. This 'ideal' can also include (but not limited to) rain gutters and downspouts/ extensions/ splash blocks that will divert water away from structure, (possibly thru a subsurface drain system), and redirecting lawn sprinklers (if applicable).....
- It is very important not to have overspray from lawn sprinklers hitting the foundation, siding and windows. Not only can it cause water penetration into subfloor areas, it can cause rapid deterioration of cellulose and other sidings and because of high mineral content of our water in most of our local areas, staining and possible etching of the glass is likely. At minimum it is VERY difficult to remove from glass, if it can be removed at all. Severe cases have made it necessary to replace the glass.
- FYI...The following items are not included in this inspection: all inaccessible areas; ALSO swimming pools, spas, hot tubs,(For pool and spa barrier safety guidelines, visit: <http://www.cpsc.gov/CPSC/PUBS/Pool.pdf> ; NOTE: these guidelines generally exceed the local (municipal) requirements for pool safety);
- Water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses.
- Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts.
- The inspector does not provide an evaluation of geological conditions, flood plane, and/or site stability, or determination that deck, balcony and/or stair membranes are watertight....  
(Any comments made regarding these (excluded) items are as a courtesy only.)

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## Roof

Roof type: Gable and Valley

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: Original roof, Appears servicable; regular maintenance recommended as needed

Regular Maintenance: This maintenance usually consists of regular inspection and repair/replacement of damaged/missing ridge/field or edge shakes/shingles. This maintenance should help ensure water tightness of the building when performed on a regular basis.

Roof ventilation: Adequate

Gutter and downspout installation: None

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13) *Recommend Upgrade/ Improvement* - Although not required in most jurisdictions east of the cascades.... Gutters, downspouts and extensions were missing over one or more entrances on this home. People entering and exiting the building are more likely to get wet during periods of rain because of this and there is the concern of excess ice on walkways/ driveway. Most buildings benefit from having a complete drainage system installed, but at a minimum, recommend installing gutters over entrances.

NOTE:

Gutters can be helpful and are required in some jurisdictions, however they can cause serious challenges in very cold climates.

- They can fill with ice and cause water to back up under roof sheathing (ice dam), (properly installed heat tape can help)
- and/or they can be pulled down by ice
- and they may require frequent repairs.
- Adding them to a home in very cold climates can be problematic, however if the home is well insulated and well ventilated and has gone through a couple years without ice damming, successful installation by a professional may be possible.
- Properly installed heat tape is also an option.
- Plastic gutters and downspouts are considered temporary at best.

Recommend conversing with several gutter professionals in the area for suggestions and their recommendations.

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**14) FYI - IMPORTANT General Roof FYI and MAINTENANCE:**

- A very good article on roofs, repairs and certifications for buyers and sellers:  
<http://www.stoutroof.com/Images/Stout%20Roofing%20Issues.pdf>
- This inspector traverses ALL roofs that are safe to do so in inspectors opinion
- Inspector does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Warning: Roofs, regardless of age or condition, can leak. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine than no leaks exist, complete access to all roof (and attic) structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.
- NOTE: The following items or areas are not included in this inspection: roof and chimney areas that could not be traversed or viewed clearly due lack of safe access; areas and parts of the roof /components obscured by debris, leaves, snow or insulation; solar roofing components...
- Conditions leading to or promoting the formation of ice dams are difficult to predict during a visual inspection (see Attic FYI) unless they (ice dams) are actually observed, therefore predicting ice dam formation is excluded from this inspection. Observed ice dams will be noted and discussed in your report. See:  
<http://www.extension.umn.edu/distribution/housingandclothing/dk1068.html>
- **Roof and flashing MAINTENANCE:** consists of (regular inspection: once or twice a year, especially in fall), keeping leaves and debris from accumulating especially in and around roof penetrations, chimneys, valleys and gutters and ASAP repair/replacement of damaged/missing ridge/field or edge shakes/shingles(if applicable). This regular inspection and maintenance will help ensure water tightness of the roof when performed on a regular basis (by a qualified professional recommended).
- NOTE: Caulk and asphalt mastic are NOT considered a permanent roof/flashing repair, or intended to replace or be used in place of metal flashings or counter flashings. Exposed caulk and mastic are generally a temporary, quick fix and need to be monitored (at least yearly) for deterioration, and they need to be replaced regularly and may indicate substandard workmanship and flashing and/or a past leak. ALSO: asphalt mastic applied over some metals can cause accelerated deterioration (rust) and rapid failure of that component.

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**Electric service**

Primary service type: Underground  
Primary service overload protection type: Circuit breakers  
Service amperage (amps): 200  
Service voltage (volts): 120/240  
Location of main service panel: Garage wall  
Service entrance conductor material: Aluminum  
System ground: Ground rod(s) in soil, Unable to fully view  
Main disconnect rating (amps): 200  
Branch circuit wiring type: Non-metallic sheathed  
System ground: Unable to fully view, not fully visible

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15) *Appears Serviceable* - All AFCI and GFCI (are installed to current standards) and function as intended, interior of panel looks good, no defects identified today.  
AFCI and GFCI breakers/ GFCI receptacles can and do fail and should be 'exercised' on a yearly basis (tested by tripping and resetting)



Photo 3

#### 16) FYI - **VERY IMPORTANT General Electric FYI: What and How we inspect**

- For your enhanced safety we recommend ALL further evaluation and safety upgrading/ repair by a qualified electrical contractor before closing.
- Our inspection includes a random and representative testing of switches, receptacles, light fixtures. The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code.
- Note that only actual GFCI (with test buttons) outlets are tested and tripped in occupied residences. Note that some (potential wet) areas may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected.
- Note that most electricians agree that the breakers in your panel box have an expected life of about 20 years, and smoke detectors are good for about 10 years; have them evaluated, as appropriate!
- It is not unusual to find one or more 'mystery' light fixtures/switches/ receptacles that we cannot determine their function. They could be disconnected, bulbs burnt out, on a photo sensors, night only motion sensor and/ or other reasons... Further evaluations, repairs or replacement by a qualified electrician may be necessary. Our recommendation when these are noted in report or observed by the client is to inquire of the owner as to location of resets or how they work... (or qualified electrician).
- The inspector does not operate standard circuit breakers (however AFCI and GFCI breakers ( in panels or subpanels) will be tested as part of the inspection, AFCI breakers may be connected to computers/ electronics/ digital clocks and may not be tested in occupied structures), install or change light bulbs, nor determine that every wall switch and/or light fixture will operate.
- Total amperage to the structure is determined by meter base, panel rating, service entrance conductor (SEC) size, and main breaker size. Smallest rating of these items determines structures amperage
- We will remove the panel dead-front cover if accessible and safe to do so in the inspectors opinion.
- We will inspect the visible service ground system where accessible, however verifying continuity of service ground/ bonding is beyond the scope of this limited visual inspection. If ground system is inaccessible or not readily visible (as noted in report), our best recommendation is continuity be verified/checked out further by a qualified electrical contractor.
- We may find breakers in 'off ' position in the panel (in occupied structures). For safety we are not required to (energize) change that position to 'on' position to test as we do not know the reason it is off. Thus it would be prudent to ask the owner why it is off or further evaluation by a qualified professional may be necessary and prudent.
- Buildings with ungrounded electric receptacles rather than three-pronged, grounded receptacles (homes built prior to 1950 may have (inaccessible) and energized 'knob and tube' wiring: <http://www.oldhouseweb.com/how-to-advice/knob-and-tube-wiring.shtml>), ungrounded receptacles limit the ability to use appliances that require a ground in these rooms, and we strongly recommend client upgrade to a grounded system to more fully meet your needs.
- NOTE: surge protectors will NOT function on an ungrounded system (or ungrounded GFCI), your electronics are vulnerable without surge protection.
- Ground fault protection GFCI circuit protection and possibly arc fault (AFCI) protection ( is recommended in all buildings) and can (usually) be added on two-wire ungrounded electrical circuits to reduce the chances of electrical shock or fire - steps that we recommend. These are both excellent safety items, however installations in some (older) homes can be problematic as some electrical panels cannot accommodate the AFCI and/or GFCI

breakers. This may require a panel upgrade. Evaluation and repair by qualified electrical contractor is strongly recommended.

- The function of the GFCI is to protect people from the deadly effects of electric shock that could occur if parts of an electrical appliance or tool become energized due to a ground fault.
- The function of the AFCI is to protect the branch circuit wiring from dangerous arcing faults that could initiate an electrical fire.
- GFCI: All "wet" locations (kitchen, bathroom(s), wet bar, garage, exterior, unfinished basement, laundry/ utility rooms, crawl space, pool, spa/ hot tub, jetted tub) should have Ground Fault Circuit Interrupter protection.

Additional Info;

- [http://www.mikeholt.com/documents/nec/pdf/GFCI\\_requirement\\_page2.pdf](http://www.mikeholt.com/documents/nec/pdf/GFCI_requirement_page2.pdf)
- <http://www.codecheck.com/cc/ccimages/PDFs/AFCIsComeOfAge.pdf>

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## **Attic**

Inspection method: Viewed from hatch

Roof structure type: Trusses

Insulation material: Fiberglass loose fill

Insulation depth: 12" +

Roof /attic ventilation: Appears serviceable

Vents noted: Field (can) vents, Soffit vents

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### 17) FYI - **IMPORTANT General Attic MAINTENANCE : What we inspect:**

- We will traverse ALL accessible attics areas that are safe to do so in the inspectors opinion. For safety reasons: we do not enter attics (or attic areas) where insulation obscures the joists and/or there is a possibility of damage to insulation and other components. and/or attics that have less than 30 inches of headroom, where (access) hatch opening has an unsafe access, and/or is smaller than 16" x 18" and/or is blocked by stored items or shelves, where mobility is restricted or hazardous, and/or is restricted/blocked by ducts or stored items, Therefore these areas will be inspected the best we can from the access point.
  - An access/inspection option the client may want to consider is permanently installed walkways/ crawlways (if applicable), and we recommend these be installed (by a qualified professional), (above insulation) so that periodic inspection of (previously inaccessible) attic areas can be made.
  - All inaccessible attic areas and areas beneath insulation are excluded from this inspection.
  - With regards to evaluating the type and amount of insulation on the attic floor, we do not test or sample the material for specific identification, and depth measurements will be approximate. We do not move or disturb any portion of the insulation, and it may well cover and walkways, obscure water pipes, electric junction boxes and wiring, exhaust vents and/or other components.
  - RECOMMEND All exhaust fan ducts in the attic be tight, (no sags, or ponding areas) insulated to minimum of R-4 and terminate (vent to daylight) at the exterior of the structure. (thru roof or wall)
  - ADEQUATE insulation coupled with both ADEQUATE and BALANCED attic ventilation is critical to maximum roof life and good energy efficiency.
  - Attic ventilation (most attics): Standard building practices recommend one square foot of (balanced) vent area for 150 to 300 square feet of attic space.... Vents should be evenly distributed (balanced) between ( if applicable) field vents, ridge vents, gable vents and soffit vents to promote proper air circulation. This should reduce high attic, roof surface temperatures, moisture (humidity) levels, thereby increasing the life of the roof covering materials, decrease energy costs and lessening the chances of developing an 'ice dam' See: <http://www.extension.umn.edu/distribution/housingandclothing/dk1068.html>
- NOTE: High levels of moisture (humidity, condensation) can lead to mold/mildew and extensive longterm damage and is a conducive condition for wood destroying insects and organisms. Properly installed power vents may be a ventilation option.



Photo 4



Photo 5

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## **Kitchen**

The following were installed, checked and appear servicable unless noted otherwise in this section.: range, oven(s), dishwasher, ice/ water dispenser, refrigerator, food disposal, built in microwave, exhaust venting, We recommend client purchase a home warranty  
exhaust fan: Exhaust fans noted in kitchen and appears to be functioning as intended....

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18) *Appears Serviceable* - Kitchen GFCI (Ground Fault Circuit Interrupters) function as intended. All GFCI should be 'exercised' on a yearly basis (tested by tripping and resetting)

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19) *FYI* -

**General Kitchen FYI ... The following items were checked for function during the inspection (if applicable and accessible)...**

- We recommend client purchase a home warranty that covers appliances and other components. See: <http://www.homewarrantyreviews.com/> NOTE: Determining the exact age of the homes (kitchens) components or appliances is beyond the scope of this inspection, (The average intended service life of most kitchen appliances is 10 to 15 years.) The following may be helpful: <http://www.oldhouseweb.com/how-to-advice/life-expectancy.shtml>
- GFCI's, range and oven(s): power to elements; dishwasher; refrigerator; built-in microwave; sinks; faucets; power exhaust vents and a random check of countertops, backsplash areas, floors, drawers, and cabinets...These items, appliances, fixtures appear in serviceable condition, except as noted elsewhere in the report.
- Garbage disposal: We look at (safe) wiring to unit, for any evidence of water leakage, that it functions via switch, and it is not making weird or unusual sounds. NOTE: Whether it grinds waste properly is beyond scope of this inspection.
- If appliances are missing and breakers are on, we will check (their) receptacles for power and circuit integrity if accessible.
- Unless the home is empty, Many times cabinets and undersink areas are very full of stored items making accessibility difficult and limits visual observation... these areas are checked the best we can without unloading or removing all the items. Recommend client check these areas closely and bring any concerns at final walkthru.
- The following items are not included in this inspection: convection mode of the oven; free-standing or portable appliances such as microwave and dishwashers, specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and appliance lights.
- Any comments made regarding these items are as a courtesy only.

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## **Bathrooms**

exhaust fans: Exhaust fans noted in bathroom(s) and appear to be functioning as intended....

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20) *Appears Serviceable* - Bathroom GFCI (Ground Fault Circuit Interrupters) function as intended. All GFCI should be 'exercised' on a yearly basis (tested by tripping and resetting)

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21) *Appears Serviceable* - Jetted tub has functioning GFCI, and access panel

FYI: This home is equipped with (one or more) jetted (tubs). The following is our testing protocol, any concerns will be noted:

- Inspector filled to a level above jets and started the unit to make sure it functions as intended
- NOTE: Running a whirlpool without water can damage the pump seals which may lead to leaking or failure.
- Checked if tub is on a GFCI (ground fault circuit interrupter) for safety
- Checked if there is a panel or door to access under tub components for inspection and repair.
- Please Note: the water lines usually do not drain well (retain water) and when started after an (extended) period of time black (mildew like) growth may emerge from the lines through the jets. ALSO: This type of tub is potentially a source of contamination and (staph) infections. Therefore it is strongly recommended the clients properly clean and sanitize unit BEFORE USE and according to the manufacturers specifications
- For more info see: <http://www.bathandkitchenstudio.com/whirlpool/care.cfm>

22) *FYI - IMPORTANT General Bathroom FYI and maintenance...What we inspect:* The following bathroom items were checked for function (if applicable) during the inspection

- Functional flow, drainage, any plumbing leakage or water stains and/ or visible moisture damage
- Toilets, sinks, faucets, hot/cold water reversed, showers, bath tubs, power exhaust vents, outlet circuit integrity (GFCI) and a random check of countertops, drawers and cabinets. These items appear to be in serviceable condition unless noted elsewhere in report.
- Many times cabinets and undersink areas are very full of stored items making accessibility difficult and limits visual observation... we recommend client check these areas thoroughly and bring up any concerns at final walkthru.
- The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. The inspector does not operate water shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not determine or guarantee if shower pans or tub and shower enclosures are water tight. (Any comments made regarding these (excluded) items are as a courtesy only.)
- Caulk (grout) in splash areas is a maintenance area and needs to be monitored on a regular basis and replaced /repaired as needed. Failure to maintain caulk can lead to serious water damage and possibly extensive damage.

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## **Interior rooms**

Windows: Vinyl, double pane

Windows: Windows are checked on a random basis depending on accessibility due to furniture and window dressings. Note: not every window will be operated.

23) *Safety Concern, Monitor* - We recommend all batteries in all the smoke alarms (and Carbon Monoxide monitors) be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

24) *FYI* - All receptacles, lights, switches appear to function as intended

25) *FYI - IMPORTANT General Interior FYI...What we inspect:*

- Inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.
- That steps, handrails, guardrails, stairways and landings are installed wherever necessary and baluster spacing that exceeds four inches.
- Representative testing and random sampling of doors and windows throughout the home for function, and if locking mechanisms function as intended. Not all doors and windows will be checked in this random inspection. IMPORTANT: Although they may have met standards of year they were installed... Many bedroom windows, especially in older homes may not meet current building standards for minimum egress/ingress. For your family and guest safety enhancement we recommend all sleeping room windows meet current minimum standards.
- The following items are not included in this inspection:
- Mice and rodent evidence is a fact of life in crawlspaces and inside most homes for the matter. Evaluating their presence is excluded from this general home inspection (see WA SOP), however a major rodent infestation that can be positively identified at the time of your inspection will be noted in your report.



- Please NOTE... It is not within the scope of this inspection to fully evaluate the seals on Double/Triple pane windows as conditions can change from morning to evening, and due to temperature and weather... (Internal Fogging is the best indicator of seal problems and it can come and go) thus they are excluded from the inspection. However if we observe any fogging or broken glass in our random check we will certainly note it in the report
- The condition of storm windows/ doors (if they function as intended) is not part of the inspection
- Many glass sliding doors in older homes are non-tempered glass. It is not always possible to determine if glass is tempered. For safety enhancement we recommend sliders be further evaluated by qualified professional to determine type of glass and replaced if they are found to be non-safety glass.
- Excluded items: Security, intercom, phone and sound systems; communications (video) wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Note that the inspector is not required to and does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, potted plants, insulation or similar materials. If furnishings are present during the inspection, recommend a close evaluation of walls, floors and ceilings that were previously obscured at the final walkthru. (before closing). Some items such as door and window function and operation are tested on a random and (accessibility) basis. The client should be aware that paint (pictures) may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor, floor and window covering defects and make areas of the room inaccessible to view all areas, make some electrical receptacles and HVAC registers inaccessible. The inspector (is not required to report on and does not test for the excluded items): air quality, asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or other toxic substances and does not determine the cause or source of odors: These items are not within the scope of this inspection. (Any comments made regarding these (excluded) items are as a courtesy only.)

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## **Water heater**

Estimated age: 2005

Type: Tank

Energy source: Electricity

Capacity (in gallons): 50

Manufacturer: Rudd

Water temperature (degrees Fahrenheit): 125

FYI: The estimated useful life for most water heaters is 8 to 12 years. The following items were checked, however were not tested to see if they function as intended: shutoff valve, TPR valve and drainpipe, electric/gas hookup to tank, seismic straps, (defects noted elsewhere in this report) The following items are not included in this inspection: solar water heating systems; circulation systems. (Any comments made regarding these items are as a courtesy only.) Note that the inspector does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

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26) **Safety Concern** - The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

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27) **Recommend Upgrade/ Improvement** - The water heater does not have seismic straps or struts installed. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. For safety enhancement we recommend client consider having a qualified contractor install seismic straps or struts as necessary and as per standard building practices.



Photo 1

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### 28) FYI - **IMPORTANT General Water heater FYI**

- We will try to determine age of water heater... The average estimated useful life for most water heaters is 8 to 12 years and clients should be aware that this water heater may be near, at, or beyond its useful life and may need replacing at any time.
- Temperature of hot water should not be over 120 degrees which can cause burns and scalding
- The following items were (visually) checked (if accessible), however were not tested to see if they function as intended: cold water shutoff valve; rust, corrosion, leaks on /beneath tank and/or associated plumbing components; TPR valve and drainpipe; electric/gas hookup to tank; visible gas flues, gas water heater elevated 18" above garage floor; seismic straps; (defects noted elsewhere in water heater section)
- FYI: Since July 1, 2003, all gas water heaters have had to be of the(FVIR) flammable vapor ignition resistant design. Some local standards may allow them to be installed on the floor of the garage, rather than elevated 18" above garage floor. If flammable vapors reach one of these water heaters and the FVIR system is activated, the water heater will shut down and may not be able to be restarted and may need to be replaced. (depending on manufacturer)....Therefore it is prudent to elevate them even though it may not be required, just in case someone spills a flammable liquid in in the garage.
- The following items are not included in this inspection: solar water heating systems; hot water re-circulation systems. ALSO: The inspector does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit. (Any comments made regarding these (excluded) items are a courtesy only)

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## **Heating and cooling**

Estimated age: original install  
 Primary heating system energy source: Electric, heat pump  
 Primary heat system type: Forced air, heat pump  
 Primary A/C energy source: Electric  
 Primary Air conditioning type: Split system  
 Distribution system: Flexible ducts  
 Manufacturer: Trane  
 Filter location: Behind return air grill in hall  
 Room temperature: 70

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29) **Evaluate/repairs** - Always prudent and we recommend having a HVAC professional service unit now (unless recently serviced) and then seasonally in the future: to clean unit/coils, safety check and optimize system, flush condensate drain line if applicable.

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30) **Maintenance/ repairs, Monitor** - Heat pump, emergency heat and A/C functions as intended and started up at wall thermostat and put out acceptable temperatures at (registers)

- 1] Approximate average room temperature: 70 degrees
- 2] System appears to be in functioning as intended.
- 3] Always prudent and we recommend having a HVAC professional service unit now (unless recently serviced) and then seasonally in the future: to clean unit/coils, safety check system, flush condensate drain line if applicable.

ALSO: Inspection of the heat exchanger and performing a Carbon Monoxide test when it's serviced [if gas or oil AND over 5 years old] is recommended if the last verifiable professional service call was over one year ago.

31) *Maintenance/ repairs, FYI* - FYI...This home is equipped with a heat pump, which is basically an air conditioner that can run in reverse.

- The estimated useful life for most heat pumps is 15 to 20 years. Regular filter changes and Seasonal maintenance is the key to good performance and long life of the system.
- Some special precautions you need to be aware of.... Per most Manufacturers Instructions Heat Pumps should NOT be run in the cooling mode when outside temperature is below 62-65 degrees or in the heating mode above 62-65 degrees during the previous 24 hours.... Doing so could damage the system (compressor)
- Common for heat pump to ice up during cold, humid weather; They have a built in defrost and if working correctly will keep unit from becoming a giant ice cube.
- Running a Heat Pump in Emergency Heat (Auxiliary Heat) mode is acceptable when temperatures are over 62-65 degrees. This bypasses (locks out) the compressor and energizes heating elements which basically causes the unit to become an electric furnace. This is also the mode a Heat Pump operates in at extended or sustained temperatures near and/or below freezing.

32) *Maintenance/ repairs* - Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.



Photo 7  
Filter behind grill in hall

33) *FYI* - **IMPORTANT General Heat and A/C FYI and Maintenance**

Regular Heat and A/C maintenance:

- We recommend client purchase a quality home warranty that covers HVAC and associated components. See: <http://www.homewarrantyreviews.com/>
- We recommend yearly (seasonal) servicing (heat pump, A/C, furnaces and/or gas or fuel oil heating systems) and by a qualified HVAC professional before closing. This is vital for the long term life, efficiency and possibly the safety (if gas, oil, wood) of the system. If applicable: condensate drainline should be flushed yearly.
- NOTE: (If Applicable) It is impossible to view the entire heat exchanger/ fire chambers in most (oil/gas) furnaces (without specialized equipment), thus that item is excluded from our inspection, HOWEVER because of the problems with cracked and/or defective heat exchangers in (gas/oil furnaces) for YOUR SAFETY we recommend that a qualified HVAC professional service, clean and check for heat exchanger cracks and do a CO test on all (gas/oil) furnaces that have not had (verifiable) servicing in the last year and/or are over 5 years old
- Recommend asking owner for all HVAC system maintenance and age records. If verifiable records (showing service in the last year) are unavailable a qualified HVAC professional should check complete system and repair as necessary before closing.

**What we inspect:**

- Our inspection includes The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; accessible flue pipes, chimneys and venting; auxiliary heating units.
- No calculations to determine system adequacy, efficiency, or even heat distribution are performed. See <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C> {sections 120 (i) and 130 (d)}

- PLEASE NOTE: The estimated (average) useful life for most furnaces, heat pumps, and A/C units can vary between 8 and 20 years (some do last longer usually depending on the quality and quantity of the maintenance they have received). The clients should be aware that (unit/system) may be near, at, or beyond their useful life and needing replacement at any time. The inspector may not have been able to determine the exact age of the furnace and/or A/C unit because (the older system) may have been completely rebuilt or the label was not found or was inaccessible, or unreadable, or serial # was not found in my reference book. (Recommend asking owner or HVAC professional for age documentation)
- Heat/ cooling systems are tested using (accessible) normal homeowner operating systems (generally a wall mounted thermostat)
- If pilots or circuit breakers are off at the time of the inspection, the inspector is not required to re-lite pilots or otherwise activate system... (we do not know why it is off, we recommend contacting homeowner or a qualified HVAC professional as it may be off for safety reasons) .
- Duct Cleaning?: <http://www.epa.gov/iaq/pubs/airduct.html>
- Whether window or portable units, electronic air filters, humidifiers or dehumidifiers, solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; if safety devices and controls (due to automatic operation) function as intended are beyond the scope of this inspection, thus are excluded from inspection .....(Any comments made regarding these (excluded) items are as a courtesy only.)

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## **Plumbing and laundry**

Water pressure (psi): 50#

Location of main water shut-off valve: Garage

Water service: Private well

Service pipe material: Not fully visible(insulated)

Supply pipe material: Not visible (insulated)

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

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34) *Monitor, FYI* - Plumbing vents/traps appear to be functioning as intended, however many components of the plumbing system could not be evaluated fully as they are not completely visible ( inside walls or floors) and/or otherwise inaccessible. This includes some or all of main supply lines, waste lines, plumbing vents and traps.

NOTE

In homes over 30 years old (and/or if vacant at time of inspection): Parts of the waste/drainlines are inaccessible (within walls or floors and/or hidden beneath slabs or underground) and this is a concern because if a drainline fails, (as old pipes often do),or has root intrusion.... sewage could back up into the house.

ALSO

Average water damage repair from a ruptured washing machine supply hose is said to be near \$5-8K according to some experts. (Possibly more if installed over a finished area) And most of those experts agree that even with the stainless braided lines that are available, the recommendation is to replace any and all supply hoses every 5 years (braided stainless or rubber). We would recommend you consider changing yours out now and every few years.

- A very good safety alternative to consider and upgrade is the
- <http://www.getfloodstop.com/?Click=80>
- <http://www.watts.com/mediaCenter/default.asp?videoId=11> (several informative videos)
- All installations should be by qualified professional

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35) - **IMPORTANT General Plumbing FYI and maintenance:**

- Inspector operates sink/shower/bathtub faucets to determine: if they function as intended and are not leaking, hot water on left (and less than 120 degrees) and cold on right; We also do a 'functional drain and flow test' which is running several fixtures at the same time (then flushing a toilet) to see if there is a significant drop in flow.
- We do not test or turn on or off supply valves, and/or main water supply valve. (Doing so may cause them to leak.)
- NOTE: Plumbing in homes over 30-40 years old and/or vacant homes. Sections of the waste/drainlines are inaccessible (within walls or floors and/or hidden beneath slabs or underground) and this is a concern because if a drainline fails, (as old pipes often do),or has root intrusion.... sewage could back up into the house (several days to a month or more after moving in.) Our best recommendation is client consider having the waste lines inspected with a video camera before closing. The better equipped plumber/rooter

services can do this. If any problems exist, we recommend they be fixed.....

ALSO: Vacant homes that have not been lived in for a period of time can and do develop leaks in faucets and screw together drain lines, gasket/ seals can develop leaks. We will note if we see leaks on the day of inspection, however leaks do frequently develop later (from inactivity) and we can not be responsible for or do not guarantee they won't leak at a later date.

- Client should consult with the seller (if applicable) to determine the location of any shut-off valves to exterior hose bibs. These hose-bibs should be shut-off and drained during winter months to prevent freeze-ups...ALSO disconnect all hoses from exterior hose bibs including 'freeze-proof'; failure to remove hoses will not allow them to drain properly and they will freeze up.
- Washing machines and dryers are not moved (Areas behind and under them cannot be evaluated, thus are excluded from the inspection) and only operated to determine if there is power to them. The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, clothes dryer exhaust ducts or determine the completeness or operability of any gas piping to appliances..
- **DRYER VENT SAFETY:** <http://www.appliance411.com/faq/dryer-vent-length.shtml> Best recommendation is use a smooth-walled metal vent (No plastic or foil type), less than 25' OA length, taped at the joints (recommend foil HVAC tape, cloth duct tape will dry out) with no screws and clean the vent out every year.
- The following items are not included in this inspection: Sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting or recirculating systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. The inspector does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. (Any comments made regarding these excluded or not inspected items are as a courtesy only.)

## **Crawl space**

Inspection method: Traversed

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Bearing wall

Floor structure above: Engineered wood joists

Vapor barrier present: Yes

36) **Repair/Replace** - These (Summary) concerns noted in crawlspace/ unfinished basement of home and recommend addressing ASAP:

- (1) Bare ground in crawlspace, (vapor barrier moved.... repair)
- (2) Foundation vents partially blocked by building paper, when viewed from crawlspace. (Recommend trimming so air flows unrestricted)
- (3) Small amount of insulation batts and wood pieces in crawlspace. (Recommend removal.)



Photo 8  
insulation on grade



Photo 9  
bare earth, vapor barrier moved



Photo 10  
Tar paper covering vents at perimeter.

### 37) FYI -

● **IMPORTANT MAINTENANCE and General Sub floor Information and What we inspect:** FYI - Crawlspace/ unfinished basement is the last area of home we inspect after running large volumes of water (to check for stains and leaks in the interior of home and/or in subfloor/basement areas...)

Our inspection of this area includes:

- Documenting and (calling for the repair) of any rot fungus and/or CONDUCTIVE CONDITIONS: See definition of conducive conditions here: <http://apps.leg.wa.gov/wac/default.aspx?cite=16-228-2005> Being diligent to address/ repair and keep all conducive conditions (as noted in this report) to a minimum will greatly decrease or eliminate the possibility of Wood Destroying Organisms (Rot Fungus and Wood Destroying Insects).
- Checking for and noting items blocking accessibility (stored items, debris, plumbing, ductwork) including inadequate clearances to gain (safe) access to all (subfloor) areas (minimum recommended crawlspace access is a 16x24" opening), 12" under beams / ducts / plumbing and 18" clearance under floor joists.)
- Wood to earth contact and any conducive debris
- Inadequate or substandard ventilation and conditions promoting the retention of excessive moisture in substructures or other confined spaces and identified by, but not limited to, (high moisture indicators:) the presence of metal rust, condensation, efflorescence, musty smell, mildew, and/or other fungal growth. Current crawlspace standards recommend: (1 sq ft. of screened vent for every 150-200 sq ft. of crawlspace area) and vents should be evenly distributed and within a few feet of corners to promote good air circulation.
- Bare ground/ areas not covered by a vapor barrier
- Existing (or stains/remains evidence of) water penetration and/or active leaks.
- Loose/unsafe/substandard electrical wiring and components.
- HVAC Ductwork in contact with vapor barrier or grade (Minimum 4" above grade) and/or suspended (typically every 4' w/o sharp bends or sags), as per standard building practices
- Plumbing, HVAC and exhaust duct insulation and/or Subfloor or perimeter insulation.
- NOTE: All (floor, foundation, sill, and /or rim) areas hidden by this insulation are excluded from this report. These areas could hide evidence of WDO/WDI.
- Mice and rodent evidence is a fact of life in crawlspaces and inside most homes for the matter. Evaluating their presence is excluded from this general home inspection (see WA SOP), however a significant rodent infestation that can be positively identified at the time of your inspection will be noted in your report. SEE: <http://www.cdc.gov/Features/Rodents/> and <http://www.cdc.gov/rodents/>

## Garage

38) *Maintenance/ repairs* - The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature are located higher than 4 to 6 inches from the floor. This is a potential safety hazard. A qualified contractor should relocate these devices so they're 4 to 6 inches from the floor.



Photo 6  
 Recommend lowering to 4-6" for safety

39) *Monitor, Appears Serviceable* - The garage receptacles with GFCI trip buttons function as intended:

NOTE:

The only GFCI (Ground Fault Circuit Interrupters) receptacles tested in occupied homes are receptacles with visible trip/ reset buttons. Therefore all receptacles in (garages, kitchen, bathrooms, exterior: potential wet areas) that should be GFCI may not be GFCI. Recommend checking all receptacles for GFCI protection in potential wet areas (garages, kitchen, bathrooms, exterior) when home is empty of furnishings and stored items, (Ask owner where the resets are?) or by a qualified electrician if necessary.

40) *FYI* - The interior perimeter of the garage is excluded from this inspection due to lack of access from stored items.



Photo 1



Photo 2

41) *FYI* - **IMPORTANT MAINTENANCE AND Garage FYI: What we inspect** Our inspection includes looking at the safety of the (attached) garage including but not limited to: (NOTE: Although many of these items may not have been required when home was built, we recommend items that are missing/ substandard be addressed for your safety enhancement.)

- GFCI's and safe wiring; extension cords should not be used for permanent wiring
- Tightly sealed and fire rated materials at walls and ceiling
- (No) Ignition sources within 18" of garage floor
- Safe and functioning garage doors and automatic door openers
- Bollard protection at appliances if applicable.
- These areas appear serviceable unless otherwise noted in report.

ALSO: Unless home is vacant: Many times much of garage may be inaccessible (including GFCI receptacles) due to stored items. Areas blocked from view or otherwise accessible are excluded from inspection. Recommend these areas be checked closely (including GFCI protection) and any concerns

voiced when home is vacant.

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## **Important... Report and Inspection Information**

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42) FYI , *Conducive conditions* - **IMPORTANT: MOISTURE CONCERNS IN THE HOME.**

NOTE:

- **Moisture intrusion/dampness is the BIGGEST and most common threat to your home** and is a very real problem which you need to be continually aware of as it can be both very destructive to your home (it is a condition conducive to Wood Destroying Organisms/Insects i.e. WDO/WDI) and it promotes conditions that can cause various health problems.
- Being diligent to eliminate moisture (condensation) problems and conducive conditions (ongoing and as noted in report) will greatly reduce and/or eliminate the possibility of WDO's. Read: [http://www.freefrommold.org/tenpoint.cfm?content=app\\_ffm\\_tenpoint](http://www.freefrommold.org/tenpoint.cfm?content=app_ffm_tenpoint)
- WHAT about Mold, Read: <http://www.cdc.gov/mold/stachy.htm#sum> and <http://www.epa.gov/mold/preventionandcontrol.html> (Please Read section: Moisture and Mold Prevention and Control Tips)
- High relative humidity (RH) in the home can lead to problems with mold, dust mites, and other biological pollutants. Using exhaust fans in the bathrooms and kitchen can remove much of the moisture that builds up from everyday activities and help to keep RH below 50%. There are exhaust fans on the market that produce little noise, an important consideration for some people. Another benefit to using kitchen and bathroom exhaust fans is that they can also exhaust odors and pollutants from these rooms. These fans can be part of an active ventilation system for the entire house, and help to reduce humidity levels. Vent bathroom, kitchen, and clothes dryer/laundry room exhausts directly to the outside, not into an attic or other enclosed space. **Bottom line: Moisture combined with cellulose building materials found in most modern homes can promote the growth of organisms/insects that can ruin the building materials and can produce mildew/mold-like substances that can compromise health.**

NOTE:

- 1 drip per second for 24 hrs equals approximately 8.5 gals of water!!
- Sometimes moisture intrusion can be readily evident (leaky roof, sprinklers hitting siding or foundation, plumbing leak, negative perimeter slope, water in the crawlspace, etc.)
- Other indicators are musty odors and black organic growth- mold- mildew (lack of proper ventilation, condensation), salt crystal formations on concrete/ soil (efflorescence), peeling paint or plaster, rust, failed caulking, dark stained vinyl flooring, improper roof or window flashings and kick-outs, wood rot (including swelling or other deterioration), and condensation / high humidity inside the home.
- Ideally the property will have a soil/pavement slope (positive perimeter slope of 1/2-1 inch per foot for at least 6 feet, 10 feet is ideal: out, down and away from the foundation) thus draining water away from the structure and its foundation. This also can include adding (but not limited to) redirecting lawn sprinklers, and drip system (and not over-watering), raingutters and downspouts ( which we recommend), extensions and splashblocks that will divert water away from structure. (possibly through a subsurface drain system)
- All (inaccessible) areas are potentially subject to water damage and infestation/ damage from wood destroying organisms.(WDO)
- If these any of these conditions exist, (from your observation and/or as noted in this report) and/or if you or a family member suffers from allergies or asthma, we recommend repair of these conditions by a qualified professional.

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43) FYI - **IMPORTANT: PLEASE READ THIS SECTION CAREFULLY**

- We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. We recommend all repairs/ further evaluations be completed by a qualified professional before closing...
- Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code.
- Your inspection is a 'snap- shot' in time: visible conditions apparent on the day and time of your inspection. Future conditions are excluded: Some components or conditions may remain hidden or become defective after the inspection. It is not possible to detect every defect within or around the structure during the course of a (limited,



visual) general home inspection. Your inspection will not reveal hidden defects, and/ or conditions that are not readily apparent at the time of the inspection.

- This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.
- PLEASE NOTE: The observations and opinions expressed within this report take precedence over any verbal comments made by the inspector.
- Inspection reports by nature focus on defects and concerns and may seem very negative in tone, and can at times seem almost overwhelming or redundant. We try very hard to provide our clients with a fair and accurate inspection and not to overstate or understate potential issues/ concerns and/or present them to our clients in an 'alarmist' fashion
- Some features of this property are/may be in excellent condition and of high quality but have not been mentioned. This REPORT is not meant to downplay the properties assets, but to focus on alerting you to potentially expensive, habitability/safety issues, and/or adverse conditions that would warrant further evaluation/repair by a specialist. However, this inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.
- Bear in mind that all structures, regardless of age, may have some number of issues/defects, and some things may remain hidden or become defective after inspection. Thus (try as we may) it is not possible to detect ever possible defect within a building during the course of a general inspection.
- Our inspection is not a "Code" inspection per se, however current building standards are our guide for safety recommendations. Our recommendations provided are meant to increase safety, function and/or performance, not to determine its 'code-ness'
- INSPECTING OLDER OR HISTORICAL HOMES Older homes are inspected within the context of the time period during which they were built. This means the inspection will not be reporting on an older or historical home as if it should meet modern standards. However we do look for system defects and safety issues just as in a modern home. By noting these safety issues, this report provides (you) my client with the information you need to make an informed decision on whether, for example, you are willing to live with the possible increased risk of a part of the home which might pose a hazard or be dangerous for you.
- RECOMMENDED UPGRADES: Although some of these (upgrades) may not or were not available when structure was built (or existing non-conforming) many building practices/standards have changed for safety reasons. Therefore we note when these safety items are absent or substandard and **WE DO RECOMMEND UPGRADES to current building standards to the present home for "Safety Enhancement"** (GFCI's; Smoke detectors; CO Monitors; Unvented plumbing traps; Siesmic strapping, bracing, and anchoring; etc). Again, although these UPGRADES may not have been required or even available when home was built we recommend them for your family and guests "increased and enhanced safety"
- **FYI: OUTSIDE THE SCOPE OF THIS INSPECTION** is any area which is not exposed to view, is concealed, or is otherwise inaccessible and Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home. Whether or not they are concealed the following areas are OUTSIDE THE SCOPE OF THIS INSPECTION: Adequacy, efficiency or life expectancy of any item, system or component; Building code or zoning violations; detached structures and inaccessible areas as defined in WAC 16-228-2005. Structural stability or engineering analysis; Geological stability or soil condition; Asbestos, radon, formaldehyde, lead, mold, pests (except WDO/WDI), rodents, water or air quality, and/or determining the cause or source of odors; ALSO Pools, spas, wells, septic systems or underground piping; Water softener/purifier systems, central vacuum systems or solar heating systems; furnace heat exchangers, freestanding appliances, security systems or personal property and specific components noted as being excluded on the individual system inspection pages.
- We recommend client purchase a quality home warranty that covers appliances and other components. See: <http://www.homewarrantyreviews.com/> NOTE: Determining the exact age of the homes componants is beyond the scope of this inspection, however the following may be helpful: <http://www.oldhouseweb.com/how-to-advice/life-expectancy.shtml>
- PLEASE NOTE: Many of the items/ issues we note are or may be mandated for us to report to you: See WA State Standards of Practice: <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true> . That being said... home inspectors have no official authority to demand repairs, changes or upgrades be made. Our inspection is not an inspection as a 'municipal inspector' operating in their official capacity would perform. (They have the authority to mandate or demand changes be made)... Again: As important as our reported information is to you : We can ONLY make suggestions and recommendations... we hope you will heed our recommendations... Thank You

44) **FYI - Very Important Inspection Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. ALL inaccessible areas are excluded from this inspection and we recommend they be made accessible.

- In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: Parts of a structure that cannot be inspected without excavation or the physical removal of objects are inaccessible. Such areas include, but are not limited to, wall voids, spaces between floors, areas concealed by insulation, substructures with clearances less than eighteen inches between unimproved ground and wood joists or the bottom of wood structural floors without joists or, less than twelve inches between unimproved ground and wood girders, substructures with insufficient clearance between structural members and/or ducts and piping and the finished grade to permit passage by an inspector; Floors beneath coverings, sleeper floors, areas concealed by furniture, appliances, and/or personal possessions, exterior wood decks with less than a five-foot clearance, locked rooms, or areas that imperil the health or safety of the inspector. Inaccessible areas are, by their nature, excluded from the inspection.
- The inspector is not required to move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. The inspector (is not required to report on and does not test for the excluded items): air quality, asbestos, lead, radon, mold, animals, birds, rodents, hazardous waste, urea formaldehyde urethane, or other toxic substances and does not determine the cause or source of odors: These items are not within the scope of this inspection. (Any comments made regarding these (excluded) items are as a courtesy only.)  
SEE: WAC-228-2005 <http://apps.leg.wa.gov/wac/default.aspx?cite=16-228-2005> and WA State Standards of Practice: <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true> ...

#### FOLLOW-UP INSPECTION POLICY

If inspector was unable to do the complete inspection because of conditions beyond his control (utilities off, areas locked out, or otherwise inaccessible, etc.) a re-inspection fee may be charged.

We generally discourage follow-up inspections for the purpose of checking work completed for the following reasons:

##### 1. Quality of Repairs

If repairs are made to a property based on the results of an inspection, we always recommend qualified professionals doing further evaluations and repairs, and not the seller. By qualified we mean licensed, insured, state certified where applicable, and with a reasonable amount of experience. These qualified professionals (contractors) providing the repairs should provide written documentation in the form of a third party agreement, work order, or detailed invoice and preferably a warranty on their work. If repairs are made in this way there is generally no need for a follow-up inspection.

##### 2. Pest (WDO/WDI) inspections may require follow-up inspections

Examples include:

\*WSDA or other may require followup inspection to evaluate completed work.

\*Evaluating a crawlspace after a Wood Destroying Insect infestation or extensive rot/fungus was found. (see Quality of Repairs above)

\*Evaluating numerous items throughout the structure after a significant amount of time has passed (original inspection in fall, follow-up the next summer.)

Our Fees for follow-up inspections are:

\* Follow-up inspection: \$75/hr with 1 hour minimum

\* Follow-up inspections with a structural pest (WDO/WDI) inspection \$150, for first hour (includes followup report.) \$75/hr for each additional hour.

#### DISCLAIMER

Lozier Home Inspections LLC makes every effort to provide a quality and thorough inspection and in some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR, A PRE-CLOSING WALK-THROUGH BY THE CLIENT.

THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

The cost of this inspection does not entitle you to any type of protection from hidden flaws and/or defects and this inspection does not transfer your ultimate responsibility to Lozier Home Inspections LLC.