First Sergeant Inspection Services, LLC

700 Sleater Kinney Rd SE Ste B-129
Lacey WA 98503
Inspector: Gregory Stephens

Property Inspection Report

Client(s): **John Smith**
Property address: **123 Steele LN**
Lacey, WA 98501
Inspection date: **Wednesday, February 28, 2018**

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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:

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

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

General Information

Present during inspection: Property owner
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Cloudy
Temperature during inspection: Cold
Type of building inspected: Single family and attached or built-in garage
Buildings inspected: House and attached/built-in garage
Age of main building: 14
Source for main building age: Public records/assessor data
Front of building faces: West
Main entrance faces: West
Occupied: Yes, Furniture or stored items were present

1) Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Site and Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; trees, landscaping, properties of soil, soil stability, erosion and erosion control; water features, irrigation or yard sprinkler systems; areas below the exterior structures with less than 3 feet of vertical clearance. Any comments made regarding these items are as a courtesy only.
Site profile: Minor slope
Driveway material: Gravel
Sidewalk material: Poured in place concrete

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2) Settlement and/or deterioration resulting in trip hazards were found in the driveway. For safety reasons, I recommend that a qualified contractor repair as necessary.

Photo 2-1

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3) Minor cracks were found in the front of the house sidewalk, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Photo 3-1

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4) Tree was in contact with the building exterior in the front of the house. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a condition conducive to

attracting wood-destroying organisms. I recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Photo 4-1

Exterior

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Wall inspection method: Viewed from ground
Apparent wall structure: Wood frame
Wall covering: Cement fiber with wood trim
Exterior door(s) types/materials: Metal clad hinged
Exterior window(s) types/materials: Double pane synthetic (vinyl, composite and/or fiberglass) sashes/frames
Deck, patio, porch cover material and type: Covered (Refer to Roof section)
Deck, porch and/or balcony material: Wood
Exterior stair material: Wood

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5) Flashing was missing from all three (3) landings. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. I recommend that a qualified contractor install flashing above ledger boards per standard building practices.

Photo 5-1

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6) All three (3) landings and the south side cover were unstable due to substandard bracing to the main building. This is a safety hazard since severe movement may cause the cover to collapse. A qualified contractor should repair as necessary.

Photo 6-1

Photo 6-2

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7) Handrails at exterior flights of stairs were loose and/or wobbly. This is a safety hazard. I recommend that a qualified person repair as necessary.

Photo 7-1
South side

Photo 7-2
East side

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8) Flashing was missing behind butt joints. Water can get behind siding and deteriorate the sheathing. I would recommend maintaining caulking at butt joints, alternatively, qualified siding contractor to install flashings where necessary as per manufacturer recommendations.

Photo 8-1

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9) Fungal rot was found in treads at east side exterior stairs. Fungal rot in some stair components may pose a safety hazard. I recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.

Photo 9-1

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10) One of the stones is loose at the base and they were not installed as per manufactures specifications. There should be a gap at the base, some kind of a drip screed. Moisture/condensation will occur behind the stones in the water needs to escape at the base. I recommend reattaching the loose stone, and monitor.

Soil was in contact with or less than 4 inches from brick, stone or faux stone veneer in front of the house around garage door. For most residential installations of this type of veneer, this is a condition conducive to attracting wood-destroying organisms. Weep holes may be covered. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. I recommend grading and/or removing soil as necessary to maintain a 4-inch clearance.

Photo 10-1

Photo 10-2

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11) Siding material was placed directly in contact with the flashings. The intended purpose of the flashing is to collect and shed any water that occurs behind the siding. With no gap between siding and flashing, the intended function of the flashing has been significantly restricted. Ideally, a quarter inch gap would be visible and left on caulked. I recommend maintain caulking and monitor for future damage or decay.

Photo 11-1

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12) Exhaust vent back draft damper was damaged. The purpose of the back draft dampers is to prevent unconditioned air from entering the building. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. I recommend that a qualified person clean, repair or replace caps as necessary.

Photo 12-1

Photo 12-2

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13) Some sections of siding was damaged. I recommend that a qualified person repair, replace or install siding or trim as necessary.

Photo 13-1

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14) Fungal rot was found at sections of trim. Conducive conditions for rot should be corrected. I recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.

Photo 14-1

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15) Untreated wood trim was in contact with concrete around the west and the garage entry door at the South side has wood trim and was in direct contact with soil. Moisture collected between the two materials or wicking up into the wood is a condition conducive to attracting wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. I recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.

Photo 15-1
West side

Photo 15-2
South side

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16) Flashings were installed sporadically and missing at some weather exposed locations. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.

Photo 16-1

Photo 16-2

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17) A open hole was found in the south side garage door. Vermin, insects or water may enter the structure. I recommend that a qualified person repair as necessary.

Photo 17-1

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18) Soil was in contact with wooden stairs at east and south side of house. This is a condition conducive to attracting wood-destroying organisms. Soil should be graded and/or removed so as to eliminate wood to soil contact. Any work to be completed by qualified individual.

Photo 18-1

Photo 18-2

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19) Caulk was missing and/or deteriorated in some areas. For example, around windows, around doors and/or at siding butt joints. I recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: http://www.reporthost.com/?CAULK

Photo 19-1

Photo 19-2

Photo 19-3

Photo 19-4

Photo 19-5

Photo 19-6

Photo 19-7

Garage and/or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi-unit construction. Requirements for ventilation in garages vary between municipalities.
Type: Built-in garage
Type of door between garage and house: Metal
Type of garage vehicle door: Sectional
Number of vehicle doors: 1
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

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20) There were breaches in the fire resistance at the wall adjacent to the dwelling, speaker/intercom in the ceiling, and overall, fire resistance cannot be fully evaluated at this garage due to significant amounts of personal belongings, stored items. Much of the garage is excluded due to visual limitations. Standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. I recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall).

Photo 20-1

21) The door between the garage and house did not close and latch on its own. The door did have adjustable spring hinges, I would recommend qualified party to adjust as necessary.

Photo 21-1

22) The wall-mounted control for the automatic garage vehicle door opener was less than 5 feet off the floor. This is a safety hazard -- children should not be able to operate automatic garage vehicle doors. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children.

Photo 22-1

23) Weatherstripping around or at the base of the door between the garage and the house was damaged. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. I recommend that a qualified person replace or install weatherstripping as necessary.

Photo 23-1

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24) The steps varied in heights and missing hand rail. This is a trip and fall hazard. A qualified person should repair as necessary.

Photo 24-1

Photo 24-2

Photo 24-3

25) Significant gaps were found below the garage vehicle doors. Vermin and insects can enter the garage as a result. I recommend that a qualified person repair as necessary to eliminate or minimize gaps.

Photo 25-1

Photo 25-2

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, I recommend that a professional review the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

***Did not traverse roof due to wet surface, height and high pitch.
Roof inspection method: Viewed from ground
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Sloped
Roof-attic ventilation system based on roof/exterior view: Ridge vent, Soffit vents
Apparent number of layers of roof surface material: One, based on view of lower roof sections, main roof structure was not accessed and not evaluated.

26) Moss was growing on the roof due to the upper downspout is dumping on lower roof surface, prematurely deteriorating asphalt shingles. Better building practices would recommend a continual downspout to the lower gutter to prevent premature damage of the surrounding roof surface. I recommend a qualified person evaluate, clean, and repair as necessary.

Photo 26-1

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27) Fungal rot was found at roof areas near rafter tails. I recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing.

Photo 27-1

Photo 27-2

Photo 27-3

28) Significant amounts of debris have accumulated in gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a condition conducive to attracting wood-destroying organisms. I recommend cleaning gutters and downspouts now and as necessary in the future. Work to be completed by qualified person.

Photo 28-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

***Did not traverse the attic due to the lack of permanent walkway and potential damage of insulation.
Attic inspection method: Viewed from hatch(es)
Roof structure type: Trusses
Ceiling structure: Trusses
Ceiling insulation material: Fiberglass loose fill
Estimate of approximate insulation R value (may vary in some areas): R-38
Vermiculite insulation present: None visible
Roof-attic ventilation system(s) based on attic view: Ridge vent from the attic view and cardboard baffles at soffit vents.

29) Some soffit vents baffles were blocked, out of place, or fell down. This can reduce air flow into and through the attic and result in reduced service life for the roofing materials due to high temperatures. Moisture from condensation is also likely to accumulate in the attic and it can be conducive to attracting wood-destroying organisms. I recommend that a qualified person repair as necessary so air flows freely through all vents. For example, by moving or removing insulation and installing cardboard soffit baffles.

Photo 29-1

Electric System

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 120-volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Primary service type: Underground
Service voltage (volts): 120-240
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
System grounding method: Not determined, not readily apparent
Make of main panel(s): Square D
Main disconnect rating (amps): 200
Location of main disconnect: Breaker at top of main service panel
Location of main service panel: Garage
Branch circuit wiring type: non-metallic sheathed and copper
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested

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30) Substandard wiring was found at the building exterior and/or interior rooms. For example, exposed wiring and missing cover plate. This is a safety hazard. I recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Photo 30-1

Photo 30-2

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31) At least one electric receptacle at the laundry area had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. Also, the limitation of the garage (and front porch receptacle) evaluation due to significant amounts of stored items, I would note those areas to be undetermined, or not fully evaluated If not GFCI-protected, receptacles in wet areas pose a safety hazard. I recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

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32) Some standard exterior electric receptacles were being used to power appliances or systems that were constantly in use. This is a safety hazard, since water can enter receptacle slots. I recommend that a qualified person install "while in use" receptacle covers as necessary.

Photo 32-1

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33) The front porch receptacle had a prong from a plug broken off in a slot. I recommend that a qualified electrician replace such receptacles as necessary.

Photo 33-1

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34) Bulbs in some light fixtures were missing. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then I recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Some globes or covers for light fixtures were missing or damaged. I recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.

Photo 34-1

Photo 34-2

Photo 34-3

HVAC (Heating, Ventilation and Air Conditioning)

Limitations: The following items are not included in this inspection: thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Location of main heating appliance: Garage
Heating system type(s): Furnace forced air
Source of combustion air: Intake duct
Forced air system capacity in BTUs or kilowatts: 80,000
Make of heating appliance(s): Payne

Model number: PG9MAA048080
Last verifiable service date: The service label was blank
Location of heating system filters: At top of air handler & return air grill
General heating distribution type(s): Ducts with registers
Gas-fired device flue type: B-vent
Device operational at time of inspection: Yes
Energy source: Electricity, Propane
Visible fuel storage systems onsite: propane tank, north side of house
Location of main fuel shut-off valve: At propane tank

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35) The last service date of the forced air heating/cooling system is unknown. Also, the system might be over filtered. The existence of the filters at the air handler and at the return air grill may restrict air airflow and overstress the fan motor. I would also recommend replacing filters as necessary.

I recommend further evaluation and service by an HVAC contractor: Professional review to include air-handler, airflow-balance, ducts, supply registers, connections, heat exchanger, combustible clearances and combustion air, vent for the length of its run, cleaning and, as applicable, gas piping, valves, carbon monoxide (CO) testing. Forced-air furnaces, per manufacturers' estimates, have a life expectancy of 15-20 years. Furnaces should be serviced annually to extend appliance life and to assure ongoing safety. A specialist could uncover deficiencies that were not identified at the time of a home inspection. When onsite, HVAC technician to explain routine maintenance procedures such as how to replace or clean filters.

Photo 35-1

Water Heater(s)

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Make of water heater(s): Bradford White Corp.
Estimated age: 9
Capacity (in gallons): 50
Type: Tank
Energy source: Propane

Device operational at time of inspection: Yes
Location of water heater: Garage
Seismic straps installed at tank water heater: Yes
Temperature-pressure relief valve and drain line installed: Yes, valve and drain line are present
Catch pan/drain line present under tank at finished interior space: No, missing pan and drain line

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36) The hot water temperature was 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. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed.

Photo 36-1

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37) Significant corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. I recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

Photo 37-1

Photo 37-2

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38) The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. I recommend further evaluation, replacement as might be necessary, with work to be completed by a qualified plumbing contractor or an HVAC professional. Significant flooding

could occur if the water heater should fail.

https://s3.amazonaws.com/s3.supplyhouse.com/manuals/1269613234184/28334_PROD_FILE.pdf

Plumbing System

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; main, side and lateral sewer lines; pressure boosting systems; trap primers; 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. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, 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.
Water service: Well, unknown if private, shared, or community
Main system water pressure (psi): 50
Location of municipal/community connections/shutoffs and/or water meter (customarily located below grade): Laundry room. The well and the well house and associated components are excluded.
Supply pipe material: Copper
Drain/waste pipe material: Plastic (typically ABS and/or PVC)
Plumbing vent stack or vent stacks present: Yes, more than one vent was noted. The inspector verifies that vents are present, but does not perform detailed analysis of the adequacy of stacks
Vent pipe material: Plastic (typically ABS and/or PVC)

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39) The hose bibb at the south side leaked at the stem when under pressure test. The hose bib at the east side was damaged, leaking in the off position and not secured to the structure. The ongoing leak was getting into the crawlspace. The South hose bibb could likely be repaired, the east hose bibb should be replaced. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. I recommend that a qualified plumber repair as necessary.

Photo 39-1
South side

Photo 39-2
East side

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40) Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this

report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Also, I recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

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41) Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a well. Well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. I recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliform, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

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Crawl Space(s) (Foundation)

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.
Crawl space inspection method: Traversed
Apparent foundation type: Crawl space
Foundation wall/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Poured in place concrete
Foundation sill plate bolts: Not verified, inaccessible or obstructed view. When present, bolts better attach a home to a foundation in the event of seismic activity
Pier or support post material: Wood
Beam material: Solid wood
Floor structure above: Engineered wood joists
Insulation material underneath floor: Fiberglass roll or batt
Vapor barrier present: Yes, but requires repair or replacement
Ventilation type: with vents

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42) Evidence of prior water intrusion was apparent in the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Standing water is a condition conducive to attracting wood-destroying organisms. I suggest that the client review any disclosure statements available and ask the property owner

about past accumulations of water. The crawl space should be monitored in the future for standing water, especially after prolonged periods of rain. If water does accumulate, I recommend that a qualified drainage professional further evaluate and correct the problem. Typical methods for controlling standing water in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.

Photo 42-1

Photo 42-2

Photo 42-3

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43) Support post(s) were not positively secured to the beams above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. I recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.

Photo 43-1

Photo 43-2

Photo 43-3

Photo 43-4

Photo 43-5

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44) Some of the support posts appear to have been added since original construction. Such posts may have been put in to reduce bounce or sag in floors above. It is also possible that they might have caused crack next to skylight above

stairs. I recommend a qualified contractor evaluate and make repairs if necessary.

Photo 44-1

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45) Some crawl space vents were below grade, and either no wells were installed, or wells were substandard. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a condition conducive to attracting wood-destroying organisms. I recommend that a qualified person install, replace or repair vent wells per standard building practices.

Photo 45-1

Photo 45-2
Direct result of the ongoing leak at the hose bib at the exterior East side.

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46) Some crawl space vents were intentionally blocked (e.g. removable panels, rigid foam). This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a condition conducive to attracting wood-destroying organisms. Such vents should be left open at all times except during severe freezing weather. I recommend removing plugs or other materials that are blocking the vents.

Photo 46-1

Photo 46-2
Elevated moisture in substructure lumber could be greatly reduced with proper ventilation and a well-maintained vapor barrier covering all soil.

Photo 46-3

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47) The vapor barrier in some areas of the crawl space was loose or askew. Soil was exposed as a result and will allow water from the bare earth to evaporate up into the structure. This is a condition conducive to attracting wood-destroying organisms. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. I recommend that a qualified person replace or repair the vapor barrier where necessary and per standard building practices.

Photo 47-1

Photo 47-2
Seasonal water can easily contain below the vapor barrier with a well-maintained vapor barrier. Wood form materials are still in place and I recommend that all nonstructural material from unconditioned substructures be removed.

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48) Cellulose material such as scrap wood was found in the crawl space. This is a condition conducive to attracting wood-destroying organisms. I recommend removing all cellulose-based debris or stored items.

Photo 48-1

Photo 48-2

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, broilers, dishwashers, refrigerators, freezers, ice makers; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and are excluded from this inspection.
Range, cooktop, oven energy source: Not verified, range, etc. excluded

Ventilation kitchen/range: Hood or built into microwave over range or cooktop

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49) The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. I recommend installing an anti-tip bracket to eliminate this safety hazard.

Photo 49-1

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50) The sink sprayer was inoperable. I recommend that a qualified person repair or replace as necessary.

Photo 50-1

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51) The sink faucet was loose. I recommend that a qualified person repair as necessary.

Photo 51-1

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52) I recommend cleaning and sealing the grout at countertops now and in the future as necessary to prevent staining and to improve waterproofing.

Photo 52-1

Photo 52-2

Bathrooms and Laundry Areas

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; clothes washers and clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

***Was unable to check behind washer/dryer and utility sink due to low clearance and personal items.
Locations/bathroom types: Half bath main floor, Full bath upper floor, Master bath upper floor
Bathroom and laundry ventilation type: Spot exhaust fans
Gas supply present for dryer: Undetermined
240 volt receptacle present for dryer: Not determined

53) Bath tub overflow cover plate is installed upside down. Recommend having a qualified person to repair.

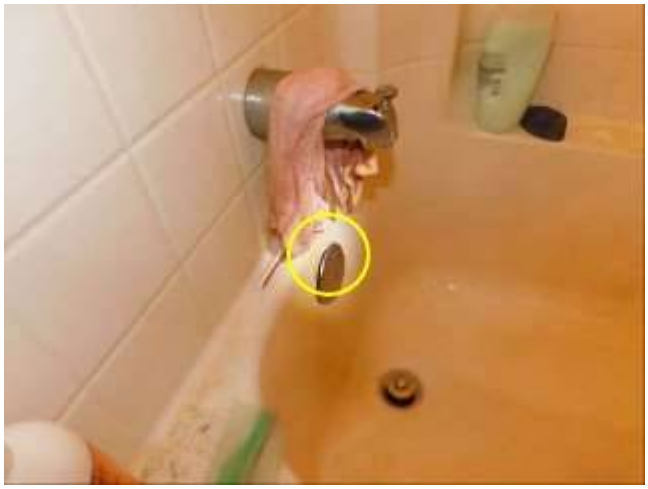

Photo 53-1

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54) Upstairs hallway bath room had hinges, latches, closers, magnets or pulls were taken off. I recommend that a qualified person repair as necessary.

Photo 54-1

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55) Caulk around the base of a toilet was missing. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. I recommend that a qualified person caulk around toilet bases per standard building practices.

Photo 55-1

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56) Caulking was deteriorated around the master bath room tub and tile. Water may penetrate these areas and cause damage. I recommend that a qualified person re-caulk or install caulking as necessary.

Photo 56-1

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57) A sink was slow draining, appears to have a clogged drain. I recommend clearing drain and/or that a qualified plumber repair if necessary.

Photo 57-1

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58) The floor by a shower was water-damaged. I recommend that a qualified person repair as necessary.

Photo 58-1

Interior Areas

Limitations: The following items are not included in this inspection: security, intercom and sound systems; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues 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. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, I recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.
Exterior door(s) types/materials: See "exterior" report section

Exterior window(s) types/materials: See "exterior" report section
Flooring type or covering(s): Carpet, Tile
Ceiling type or covering: Drywall

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59) Treads for stairs were less than 10 inches deep and pose a fall or trip hazard. Stair treads should be at least 10 inches deep. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. I recommend that a qualified contractor repair per standard building practices.

Photo 59-1

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60) Handrails at stairs were loose and/or wobbly. This is a safety hazard. I recommend that a qualified person repair as necessary.

Photo 60-1

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61) This structure appears to have settled based on the presence of cracks in ceiling. Also, if could have been damaged by the hydraulic jack in the substructure. I recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs.

Photo 61-1

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62) Some windows in the kitchen nook were unable to open/close as intended. I recommend that a qualified person repair windows as necessary so they open and close easily.

Photo 62-1

Photo 62-2

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63) Kitchen flooring had gaps and was damaged. In wet locations, water that gets past the grout can damage sub-flooring. I recommend that a qualified contractor repair as necessary.

Photo 63-1

Photo 63-2

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