



MKhomeinspections
PO BOX 11492
Olympia, Wa 98508-1149
360-338-8171

Property Condition Report



1234 Unit A & B Duplex

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	4
Exterior	5
Roof	7
Garage Unit 1	8
Electrical Unit 1	9
Structure Unit 1	10
Attic Unit 1	10
Crawl Space Unit 1	12
Heating System Unit 1	13
Plumbing Unit 1	14
Bathroom Unit 1	14
Kitchen Unit 1	15
Bedroom Unit 1	16
Living Space Unit 1	17
Laundry Room/Area Unit 1	18
Garage Unit 2	18
Electrical Unit 2	19
Structure Unit 2	20
Heating System Unit 2	20
Plumbing Unit 2	21
Bathroom Unit 2	21
Kitchen Unit 2	22
Bedroom Unit 2	23
Living Space Unit 2	23
Laundry Room/Area Unit 2	24
Summary	25

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.
- Safety Issue These are items found that are deemed unsafe and should be corrected to insure safety.
- New Rating 7

General Information

Inspector Name: Mike Kormondy
 Company Name: MK HomeInspections LLC
 Address: PO BOX 11492
 City State Zip: Olympia, Wa 98508-1149

Client Name: Mr. Duplex
 Address:
 City, State Zip: , Wa 98520

Property Address: 1234 Duplex Dr
 City State Zip: Wa

Method of Payment	Amount Received
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General Information (Continued)

Property Information

Property Address 1234 Unit A & B Duplex
City State Wa Zip
Contact Name
Phone
Fax

Client Information

Client Name
Client Address
City State Wa Zip 98520
Phone
Fax

Inspection Company

Inspector Name Mike Kormondy
Company Name MKhomeinspections
Address PO BOX 11492
City Olympia State Wa Zip 98508-1149
Phone 360)338-8171
Fax
E-Mail info@mkhomeinspections.com
File Number 562

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 35 years old Entrance Faces South
Inspection Date 08/18/2017
Start Time 2pm End Time 5pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 65
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Duplex Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Lots and Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Other items excluded from this inspections. Detached buildings or structures, fences and gates. retaining walls, underground drainage systems, catch basins or concealed sump pumps. Swimming pools and related safety equipment, spas hot tubs or saunas. Ponds, water features, irrigation or yard sprinklers systems. Sports courts, playground, recreation or leisure equipment. Sea walls, docks and boathouses, awnings and pergolas. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

1. Marginal Driveway: Concrete - Heavy cracks in surface



2. Marginal Walks: Concrete - Concrete pitted and chipped



3. Acceptable Steps/Stoops: Concrete

4. Marginal Porch: Concrete



5. Marginal, Defective Grading: Flat - The Grading has a flat negative slope and water can pooling against the foundation. Noted along the back side of the house. Under heavy rain conditions water may accumulate around this area cause water to pool up against the foundation. Efforts should be made to improve grade and or add a French drain system to help divert water away from foundation



6. Marginal Swale: Flat or negative slope - Recommend improvements be made to the grade, swale slope and depth to improve water control



7. Acceptable Vegetation: Shrubs

Lots and Grounds (Continued)

- 8. Marginal Exterior Surface Drain: Surface drain - Evidence of poor drainage at the down spouts. the down spouts are discharging next the foundation which can lead to foundation settling issues along with introducing moisture into the crawl space. I recommend adding extensions to help divert water away from the foundation.



- 9. Marginal Fences: Wood - Painting and staining of the fence is recommended



Exterior

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. where carpeting and other floor coverings are installed, the materials and conditions of the flooring underneath cannot be determined. 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. Note that the inspector does not determine the adequacy of seismic reinforcement.

1st Floor Exterior Surface

- 1. Marginal, Defective Type: Wood - I noticed the siding is showing signs of wear and deterioration. Chipped and peeling paint was found in multiple areas along with some moisture damages. I recommend a qualified persons make all repairs necessary and to paint the exterior



Exterior (Continued)

2. Defective Trim: Wood - Damaged trim was present in a few locations. repairs recommended



3. Defective Fascia: Wood - I noticed some wood rot conditions on the upper fascia boards. When the roof is replaced these damaged fascia boards should be replaced. Repairs are recommend from a qualified contractor.



4. Marginal, Defective Soffits: Plywood - Evidence of moisture damages at the back of the house soffit. Repairs to this damaged soffit area is recommended



5. Marginal Entry Doors: Metal - I recommend replacing the weather stripping on both entry doors



6. Defective Windows: Vinyl slider - I noticed on unit 614 multiple failing windows. The south facing windows had broken seals this has allowed moisture to enter in between the layers of glass. I recommend all damaged failing windows be replaced by a qualified contractor



7. Acceptable Window Screens: Vinyl mesh
8. Acceptable Exterior Lighting: Surface mount

Exterior (Continued)

9. Acceptable Exterior Electric Outlets: 110 VAC GFCI



10. Marginal, Defective Hose Bibs: Gate - I noticed the psi was at 110 this is very high and can put extra strain on plumbing fitting and fixtures. I recommend a pressure reducer valve be installed at the main line to help bring pressure to a more normal level of around 60-80psi. I would also update these older hose bibs to frost free anti siphon hose bibs.

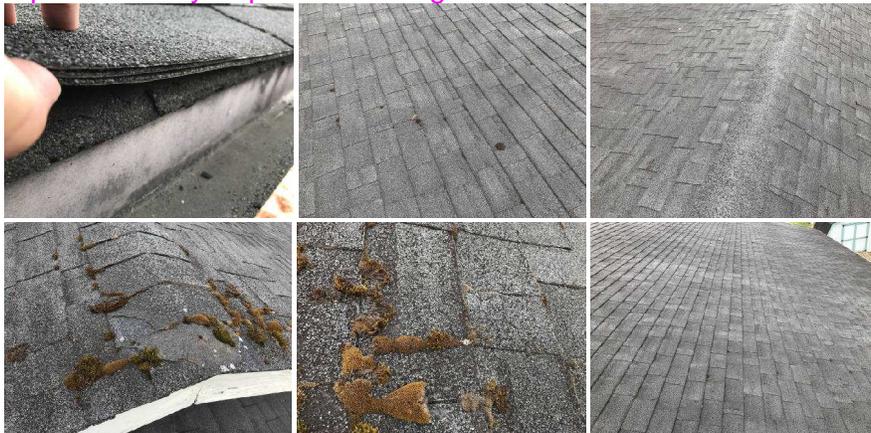


Roof

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 or safety. 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. Example high wind and rain, heavy snow melt would be needed to do so. Regarding the roof drainage systems, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak free.

Gable Roof Surface

- 1. Method of Inspection: On roof
- 2. Acceptable Unable to Inspect: 10%
- 3. Marginal, Defective Material: Asphalt shingle - Loose or damaged shingles, Signs of cracking, Roof shows signs of deterioration, Roof is near or at the end of it's useful life. Heavy granular loss is present along with cupping and the fibers are showing on the materials. I noticed no roof vents present! This will also contributing to faster deterioration of the roofing materials. I recommend proper and adequate ventilation be install on this roof by a roof contractor. I also noticed two layers of roofing materials are present. That means when it comes time to replace the roof both layers will require removal. This is an added expense. The roof is need of replacement within the next year. I would get estimates sooner than later for replacement by a qualified roofing contractor.



Roof (Continued)

Material: (continued)



- 4. Type: Gable
- 5. Approximate Age: 10-15+
- 6. Marginal Flashing: Aluminum - Missing drip edge flashings these should be installed with a new roof installation. This will help prevent moisture damages to wood materials at the perimeter of the roof.
- 7. Acceptable Plumbing Vents: ABS

Roof Water Control

- 9. Marginal, Defective Gutters: Aluminum - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

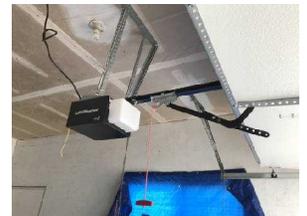


- 10. Marginal Downspouts: Aluminum - Missing elbows on left front down spout. This should be installed to help kick water away from the garage. A qualified persons is recommended make these repairs as necessary.

Garage Unit 1

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 1
- 2. Acceptable Garage Doors: Insulated aluminum
- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Lift Master



- 5. Marginal Exterior Surface: Wood
- 6. Defective Roof: Asphalt shingle - A qualified roofing contractor is recommended to evaluate and estimate repairs
- 7. Acceptable Roof Structure: 2x4 Truss
- 8. Acceptable Service Doors: Wood

Garage Unit 1 (Continued)

9. Marginal, Defective Ceiling: Drywall - Evidence of past or present water staining, Stains on the garage ceilings indicated water leakage. The moisture meter showed elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has been recent. The source of leakage should be identified and the condition corrected by a qualified contractor to avoid damage to the home structure and materials and the development of conditions which may encourage the growth of microbes such as mold.



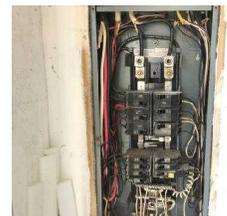
- 10. Acceptable Walls: Paint
- 11. Acceptable, Marginal Floor/Foundation: Poured concrete
- 12. Acceptable Hose Bibs: Gate
- 13. Acceptable, Marginal Electrical: 110 VAC
- 14. Acceptable Smoke Detector: none
- 15. Acceptable Windows: Vinyl slider
- 16. Marginal Gutters: Aluminum - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.
- 17. Acceptable Downspouts: Aluminum

Electrical Unit 1

- 1. Service Size Amps: 100 Volts: 110-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Acceptable Aluminum Wiring: Only located at main service
- 6. Acceptable Conductor Type: Romex
- 7. Acceptable Ground: Rod in ground only
- 8. Safety Issue Smoke Detectors: Battery operated - Recommend that Carbon Monoxide detector(s) be added to the house for safety of occupants prior to occupancy.
Per new guidelines effective in Washington state on April 1, 2012, Carbon Monoxide detectors are required in the following areas: outside each of the sleeping areas and at least on detector on every level of the house.
All existing carbon monoxide detectors should be inspected and tested prior to occupancy. Carbon monoxide detectors have a limited useful life and age/date of replacement should be listed on the device. Replace all detectors that appear to have passed their expiration date prior to occupancy. Replacement of any carbon monoxide detector older than 7 years is recommended. Fire marshals recommend if the smoke detectors are older then ten years old that they be updated.

Garage Electric Panel

9. Acceptable, Marginal Manufacturer: Square D



10. Maximum Capacity: 100 Amps

Electrical Unit 1 (Continued)

- 11. Acceptable Main Breaker Size: 100 Amps
- 12. Acceptable Breakers: Copper
- 13. Safety Issue GFCI: At GFCI receptacles only - Per current construction standards, GFCI breakers(a safety device fro outlets near water) are required in the following locations: Exterior, Garage,Bathrooms, Kitchens, Basement/Crawlspaces, wetbar. While upgrades on older homes is not required, we highly recommend that these devices be installed by licensed electrician where needed for added safety of occupants.
- 14. Is the panel bonded? Yes

Structure Unit 1

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Block
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Solid wood

- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses: 2x8
- 7. Acceptable Piers/Posts: Poured piers and wood posts

- 8. Acceptable Floor/Slab: Poured slab
- 9. Acceptable Subfloor: Plywood



Attic Unit 1

Main Attic

- 1. Method of Inspection: In the attic
- 2. Acceptable Unable to Inspect: 10%
- 3. Acceptable Roof Framing: 2x4 Truss



Attic Unit 1 (Continued)

4. Marginal, Defective Sheathing: Plywood - The attic had areas of discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected by a licensed Environmental Contractor.



5. Defective Ventilation: Gable and soffit vents - Recommend additional ventilation be installed at the ridge. I noticed only soffit and gable vents were present. this lack of airflow is a conducive condition for fungal growth. Evidence of fungal growth was present and recommended ridge or roof vent be install to help promote better airflow throughout the attic space. One or more sections of the roof structure appeared to have substandard ventilation, there were too few vents. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moister are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points on the roof structure and the highest points to promote air circulation. Soffit and ridge vents should be installed to pose the best ventilation. Recommend that a qualified contractor evaluate and repair per standard building practices.



6. Acceptable Insulation: Blown in



7. Acceptable Insulation Depth: 16"
8. Acceptable Wiring/Lighting: 110 VAC lighting circuit
9. Acceptable Moisture Penetration: Was dry at time of inspection
10. Acceptable Bathroom Fan Venting: Electric fan

Crawl Space Unit 1

Main Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Acceptable Unable to Inspect: 15%
- 3. Acceptable Access: Small
- 4. Acceptable Moisture Penetration: Was dry at time of inspection
- 5. Moisture Location: Was dry at time of inspection
- 6. Defective Ventilation: Vents - I noticed one or more of the crawl space vents was torn or had a big enough hole in it that rodents could enter the crawl space. I recommend a qualified person repair all damaged screens as necessary.



- 7. Defective Insulation: Fiberglass - Evidence of Rodents or Mice have been found. This can pose a Safety concern Rodents such as Mice and Rats can spread harmful diseases. Not to mention can destroy insulation and get into your heating ducts which can be costly to remedy. It is important to seal off any entry points where they may be able to enter the house. It is recommend that you contact a pest control company to further evaluate and eliminate pest activity. The floor insulation in multiple areas of the crawl space has fallen down. This may result in increased Heating or Cooling costs due to decreased energy efficiency. A qualified person needs to repair or replace the insulation as necessary.



- 8. Marginal Vapor Barrier: Under entire home



- 9. Acceptable Electrical: 110 VAC
- 10. Defective, Safety Issue Vermin There appears to be evidence of rodent activity in the Crawl space. Sings of rodent droppings urine stains nesting was noted. I recommend that a professional exterminator block any points of entry for rodents into Crawl space space and eliminate any remaining rodents. Insulation vapor barrier that is damaged should be replaced. Rodents in the northwest some have been known to carry Hantavirus Pulmonary Syndrome HPS. A rare disease with high mortality rate. I highly recommend that you do not expose yourself to their urine or droppings and have a professional clean up if necessary.

Crawl Space Unit 1 (Continued)

Vermin (continued)



Heating System Unit 1

Main Heating System

1. Acceptable, Marginal Heating System Operation: Adequate - The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, of if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and servicing should be performed annually in the future.



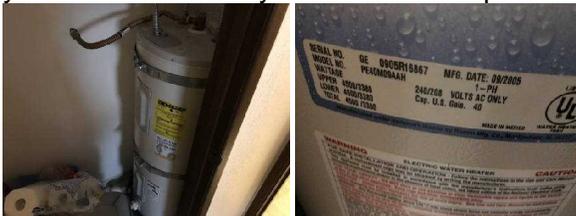
2. Manufacturer: Mitsubishi
3. Type: Forced air Capacity: xx
4. Area Served: living room Approximate Age: 10+
5. Fuel Type: Electric
6. Unable to Inspect: 15%
7. Acceptable Distribution: wall mount
8. Acceptable Circulator: Pump
9. Acceptable Draft Control: Automatic
10. Acceptable Thermostats: Individual
11. Acceptable Fuel Tank: none
12. Tank Location: no tank
13. Acceptable Suspected Asbestos: No

Plumbing Unit 1

- 1. Acceptable Service Line: Copper
- 2. Not Inspected Main Water Shutoff: did not locate main water shut off
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: ABS
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: ABS

Closet Water Heater

- 7. Marginal Water Heater Operation: Functional at time of inspection - The water heater is now 12 years old, Water heaters typically have an expected life span of 12-15 years or so. I recommend that you monitor carefully for leaks and replace the water heater as needed.



- 8. Manufacturer: General Electric
- 9. Type: Electric Capacity: 40 Gal.
- 10. Approximate Age: 12 years old Area Served: Whole building
- 11. Acceptable TPRV and Drain Tube: Copper

Bathroom Unit 1

1st floor main Bathroom

- 1. Acceptable Closet: None
- 2. Marginal Ceiling: Paint - Appears to be Mold is present and is a potential health concern in the bathroom ceiling. cleaning and corrections is recommended



- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Linoleum
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable Counter/Cabinet: Composite and wood
- 8. Acceptable Sink/Basin: Molded single bowl
- 9. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 10. Marginal Tub/Surround: Fiberglass tub and fiberglass surround - Replace caulking at the base of the tub is recommended.



- 11. Acceptable Toilets: 1 1/2 Gallon Tank
- 12. Acceptable HVAC Source: Wall mount electric heater

Bathroom Unit 1 (Continued)

13. Marginal Ventilation: Electric ventilation fan - I recommend cleaning the fan as regular maintenance



Bathroom

- 14. Closet:
- 15. Ceiling:
- 16. Walls:
- 17. Floor:
- 18. Doors:
- 19. Windows:
- 20. Electrical:
- 21. Counter/Cabinet:
- 22. Sink/Basin:
- 23. Faucets/Traps:
- 24. Tub/Surround:
- 25. Shower/Surround:
- 26. Spa Tub/Surround:
- 27. Toilets:
- 28. HVAC Source:
- 29. Ventilation:

Kitchen Unit 1

1st Floor Kitchen

1. Marginal Cooking Appliances: General Electric - I noticed no anti tip bracket was installed at the stove. I would install one of these for safety



2. Marginal Ventilator: Nutone - Missing light bulb at the hood vent

3. Not Inspected Disposal: none

4. Air Gap Present? No

5. Acceptable Refrigerator: Kenmore

6. Acceptable Microwave: Sharp

7. Acceptable Sink: Stainless Steel

8. Defective, Safety Issue Electrical: 110 VAC - Non-GFCI circuit - recommend GFCI circuit be installed



Kitchen Unit 1 (Continued)

9. Marginal Plumbing/Fixtures: PVC - Appears old leaks were present under he sink this should be monitored



10. Marginal Counter Tops: Formica - loose next to the stove. This should be properly secured.



11. Acceptable, Marginal Cabinets: Wood

12. Not Present Pantry: None

13. Acceptable Ceiling: Paint

14. Acceptable Walls: Paint



15. Acceptable Floor: Linoleum

16. Acceptable Doors: none

17. Acceptable HVAC Source: none

Bedroom Unit 1

1st Floor Master Bedroom

1. Acceptable Closet: Single small

2. Marginal Ceiling: Texture paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself). Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.



3. Acceptable Walls: Paint

4. Acceptable Floor: Carpet

5. Acceptable Doors: Hollow wood

6. Acceptable Windows: Vinyl slider

7. Acceptable Electrical: 110 VAC

8. Acceptable HVAC Source: Wall mount electric heater

9. Not Present Smoke Detector:

South Bedroom

10. Acceptable Closet: Single small

11. Marginal Ceiling: Paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself).

Bedroom Unit 1 (Continued)

Ceiling: (continued)

Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.

12. Acceptable

Walls: Paint

13. Marginal

Floor: Carpet - Carpet Stained/soiled

14. Acceptable

Doors: Hollow wood

15. Marginal, Defective

Windows: Vinyl slider - Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damages window be replaced as necessary.



16. Acceptable

Electrical: 110 VAC

17. Marginal

HVAC Source: Wall mount electric heater - Electric baseboard and wall mounted heaters. Have been known to be a fire risk. Check to make sure that they are not on the recall list. They should be clean every 6 months. Note no furniture, drapes, lamp cords ect. should be in front of heater(s) or block heater(s).

18. Not Present

Smoke Detector:

Living Space Unit 1

Living Room Living Space

1. Acceptable

Closet: Single small

2. Marginal

Ceiling: Paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself). Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.



3. Acceptable

Walls: Paint



4. Marginal, Defective

Floor: Carpet - Carpet Stained/soiled

5. Acceptable

Doors: none

6. Defective

Windows: Vinyl slider - Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damages window be replaced as necessary.



7. Acceptable

Electrical: 110 VAC

8. Acceptable

HVAC Source: Wall mount electric heater

9. Not Present

Smoke Detector: none

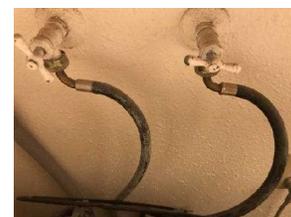
Laundry Room/Area Unit 1

1st Floor Laundry Room/Area

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint



- 3. Marginal Floor: Carpet
- 4. Acceptable Doors: none
- 5. Acceptable Electrical: 110 VAC/220 VAC
- 6. Marginal Washer Hose Bib: Rotary - Recommend Updating to new stainless braided supply lines. The old Rubber hoses have a tendency to fail over time without warning. Which can cause severe water damage



- 7. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 8. Marginal Dryer Vent: Metal flex - Recommend Cleaning it is good to do this on an annual basis. This will help your dryer run more efficiently and also help prevent dryer fires.



- 9. Acceptable Washer Drain: Wall mounted drain

Garage Unit 2

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 1
- 2. Acceptable Garage Doors: Insulated aluminum
- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Lift Master



- 5. Acceptable Exterior Surface: Wood
- 6. Marginal, Defective Roof: Asphalt shingle
- 7. Acceptable Roof Structure: 2x4 Truss
- 8. Acceptable Service Doors: Wood
- 9. Acceptable Ceiling: Paint

Garage Unit 2 (Continued)

10. Acceptable Walls: drywall



11. Acceptable Floor/Foundation: Poured concrete

12. Acceptable Hose Bibs: Gate

13. Acceptable Electrical: 110 VAC

14. Acceptable Windows: Vinyl slider

15. Marginal Gutters: Aluminum - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

16. Acceptable Downspouts: Aluminum

Electrical Unit 2

1. Service Size Amps: 100 Volts: 110-240 VAC

2. Acceptable Service: Aluminum

3. Acceptable 120 VAC Branch Circuits: Copper

4. Acceptable 240 VAC Branch Circuits: Copper

5. Acceptable Aluminum Wiring: Only located at main service

6. Acceptable Conductor Type: Romex

7. Acceptable Ground: Rod in ground only

8. Defective, Safety Issue Smoke Detectors: Battery operated with light - **Inoperative, Fire marshals recommend if the smoke detectors are older then ten years old that they be updated.**



Garage Electric Panel

9. Acceptable Manufacturer: Square D



10. Maximum Capacity: 100 Amps

11. Acceptable Main Breaker Size: 100 Amps

12. Acceptable Breakers: Copper

13. Defective, Safety Issue GFCI: Not present - **Per current construction standards, GFCI breakers(a safety device fro outlets near water) are required in the following locations: Exterior, Garage,Bathrooms, Kitchens, Basement/Crawlspace, wetbar. While upgrades on older homes is not required, we highly recommend that these devices be installed by licensed electrician where needed for added safety of occupants.**

Electrical Unit 2 (Continued)

14. Is the panel bonded? Yes

Structure Unit 2

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Block
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Solid wood
- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses: 2x8
- 7. Acceptable Piers/Posts: Poured piers and wood posts
- 8. Acceptable Floor/Slab: Poured slab
- 9. Acceptable Subfloor: Plywood

Heating System Unit 2

Main Heating System

- 1. Marginal Heating System Operation: Adequate - The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, of if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and servicing should be performed annually in the future.
- 2. Manufacturer: Mitsubishi
- 3. Type: Forced air Capacity: xx
- 4. Area Served: Whole building Approximate Age: 10
- 5. Fuel Type: Electric
- 6. Unable to Inspect: 25%
- 7. Acceptable Distribution: Wall mount
- 8. Acceptable Circulator: Pump
- 9. Acceptable Draft Control: Automatic
- 10. Acceptable Thermostats: Individual
- 11. Tank Location: no tank
- 12. Acceptable Suspected Asbestos: No



Plumbing Unit 2

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Front of house
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: ABS
- 5. Acceptable Service Caps: Not visible
- 6. Acceptable Vent Pipes: ABS
- 7. Not Present Gas Service Lines:

Closet Water Heater

- 8. Marginal, Defective, Safety Issue Water Heater Operation: Functional at time of inspection - **Securing water heaters is mandatory in the state of Washington when buying or selling a home. It is also Washington state law the water heaters be secured with state architect approved restraining devises. Water heaters must be secured with two straps-one near the top and another near the base. They must be firmly anchored to studs or masonry. Bracing kits are widely available at most home improvement stores.**



- 9. Manufacturer: A.O. Smith
- 10. Type: Electric Capacity: 40 Gal.
- 11. Approximate Age: not sure Area Served: Whole building
- 12. Acceptable TPRV and Drain Tube: Copper

Bathroom Unit 2

1st floor main Bathroom

- 1. Not Present Closet: None
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint



- 4. Acceptable Floor: Linoleum
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable Counter/Cabinet: Composite and wood
- 8. Acceptable Sink/Basin: Molded single bowl
- 9. Acceptable Faucets/Traps: Delta fixtures with a PVC trap

Bathroom Unit 2 (Continued)

10. Marginal, Defective Tub/Surround: Fiberglass tub and fiberglass surround - Replace caulking at the base of he tub



- 11. Acceptable Toilets: 1 1/2 Gallon Tank
- 12. Acceptable HVAC Source: Wall mount electric heater
- 13. Acceptable Ventilation: Electric ventilation fan

Kitchen Unit 2

1st Floor Kitchen

1. Acceptable Cooking Appliances: Roper



- 2. Acceptable Ventilator: Nutone
- 3. Not Present Disposal: none
- 4. Air Gap Present? No
- 5. Acceptable Refrigerator: General Electric
- 6. Acceptable Sink: Stainless Steel
- 7. Defective, Safety Issue Electrical: 110 VAC - **Non-GFCI circuit -recommend GFCI circuit be installed**



- 8. Acceptable Plumbing/Fixtures: PVC
- 9. Acceptable, Marginal Counter Tops: Formica
- 10. Acceptable Cabinets: Wood
- 11. Not Present Pantry: None
- 12. Acceptable Ceiling: Paint
- 13. Acceptable Walls: Paint



- 14. Acceptable Floor: Linoleum
- 15. Acceptable Doors: none
- 16. Not Present Windows:
- 17. Acceptable HVAC Source: Heating system register

Bedroom Unit 2

Master Bedroom

- 1. Acceptable Closet: Single small
- 2. Acceptable, Marginal Ceiling: Texture paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable, Marginal HVAC Source: Wall mount electric heater - Electric baseboard and wall mounted heaters. Have been known to be a fire risk. Check to make sure that they are not on the recall list. They should be clean every 6 months. Note no furniture, drapes, lamp cords ect. should be in front of heater(s) or block heater(s).
- 9. Not Present Smoke Detector: Recommend adding Smoke and CO detector on first floor

North Bedroom

- 10. Acceptable Closet: Single small
- 11. Acceptable, Marginal Ceiling: Paint
- 12. Acceptable Walls: Paint
- 13. Acceptable, Marginal Floor: Carpet - Carpet Stained/soiled
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Vinyl slider
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Wall mount electric heater

Living Space Unit 2

Living Room Living Space

- 1. Acceptable Closet: Single small
- 2. Acceptable, Marginal Ceiling: Texture paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself). Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: none
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Wall mount electric heater
- 9. Not Present Smoke Detector:



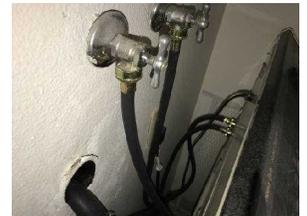
Laundry Room/Area Unit 2

1st Floor Laundry Room/Area

- 1. Acceptable Closet: Single small
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint



- 4. Acceptable Electrical: 110 VAC/220 VAC
- 5. Marginal Washer Hose Bib: Rotary - Recommend Updating to new stainless braided supply lines. The old Rubber hoses have a tendency to fail over time without warning. Which can cause severe water damage



- 6. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 7. Marginal Dryer Vent: Metal flex - Recommend Cleaning it is good to do this on an annual basis. This will help your dryer run more efficiently and also help prevent the risk of fire
- 8. Acceptable Washer Drain: Wall mounted drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

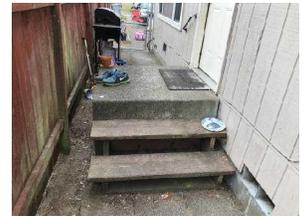
1. Driveway: Concrete - Heavy cracks in surface



2. Walks: Concrete - Concrete pitted and chipped



3. Porch: Concrete



4. Grading: Flat - The Grading has a flat negative slope and water can pooling against the foundation. Noted along the back side of the house. Under heavy rain conditions water may accumulate around this area cause water to pool up against the foundation. Efforts should be made to improve grade and or add a French drain system to help divert water away from foundation



5. Swale: Flat or negative slope - Recommend improvements be made to the grade, swale slope and depth to improve water control



6. Exterior Surface Drain: Surface drain - Evidence of poor drainage at the down spouts. the down spouts are discharging next the foundation which can lead to foundation settling issues along with introducing moisture into the crawl space. I recommend adding extensions to help divert water away from the foundation.



Marginal Summary (Continued)

7. Fences: Wood - Painting and staining of the fence is recommended



Exterior

8. 1st Floor Exterior Surface Type: Wood - I noticed the siding is showing signs of wear and deterioration. Chipped and peeling paint was found in multiple areas along with some moisture damages. I recommend a qualified persons make all repairs necessary and to paint the exterior



9. Soffits: Plywood - Evidence of moisture damages at the back of the house soffit. Repairs to this damaged soffit area is recommended



10. Entry Doors: Metal - I recommend replacing the weather stripping on both entry doors



11. Hose Bibs: Gate - I noticed the psi was at 110 this is very high and can put extra strain on plumbing fitting and fixtures. I recommend a pressure reducer valve be installed at the main line to help bring pressure to a more normal level of around 60-80psi. I would also update these older hose bibs to frost free anti siphon hose bibs.



Marginal Summary (Continued)

Roof

12. Gable Roof Surface Material: Asphalt shingle - Loose or damaged shingles, Signs of cracking, Roof shows signs of deterioration, Roof is near or at the end of it's useful life. Heavy granular loss is present along with cupping and the fibers are showing on the materials. I noticed no roof vents present! This will also contributing to faster deterioration of the roofing materials. I recommend proper and adequate ventilation be install on this roof by a roof contractor. I also noticed two layers of roofing materials are present. That means when it comes time to replace the roof both layers will require removal. This is an added expense. The roof is need of replacement within the next year. I would get estimates sooner than later for replacement by a qualified roofing contractor.



13. Flashing: Aluminum - Missing drip edge flashings these should be installed with a new roof installation. This will help prevent moisture damages to wood materials at the perimeter of the roof.

14. Gutters: Aluminum - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.



15. Downspouts: Aluminum - Missing elbows on left front down spout. This should be installed to help kick water away from the garage. A qualified persons is recommended make these repairs as necessary.

Garage Unit 1

16. Attached Garage Exterior Surface: Wood

Marginal Summary (Continued)

17. Attached Garage Ceiling: Drywall - Evidence of past or present water staining, Stains on the garage ceilings indicated water leakage. The moisture meter showed elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has been recent. The source of leakage should be identified and the condition corrected by a qualified contractor to avoid damage to the home structure and materials and the development of conditions which may encourage the growth of microbes such as mold.



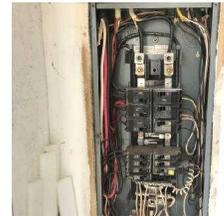
18. Attached Garage Floor/Foundation: Poured concrete

19. Attached Garage Electrical: 110 VAC

20. Attached Garage Gutters: Aluminum - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

Electrical Unit 1

21. Garage Electric Panel Manufacturer: Square D



Attic Unit 1

22. Main Attic Sheathing: Plywood - The attic had areas of discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected by a licensed Environmental Contractor.



Crawl Space Unit 1

23. Main Crawl Space Vapor Barrier: Under entire home



Heating System Unit 1

24. Main Heating System Heating System Operation: Adequate - The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, of if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and

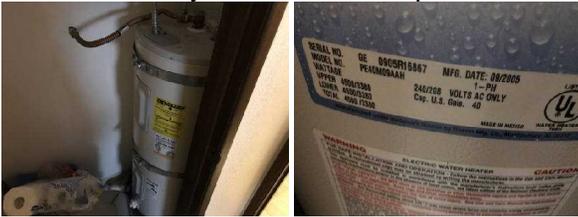
Marginal Summary (Continued)

Heating System Operation: (continued)
servicing should be performed annually in the future.



Plumbing Unit 1

25. Closet Water Heater Water Heater Operation: Functional at time of inspection - The water heater is now 12 years old, Water heaters typically have an expected life span of 12-15 years or so. I recommend that you monitor carefully for leaks and replace the water heater as needed.



Bathroom Unit 1

26. 1st floor main Bathroom Ceiling: Paint - Appears to be Mold is present and is a potential health concern in the bathroom ceiling. cleaning and corrections is recommended



27. 1st floor main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - Replace caulking at the base of the tub is recommended.



28. 1st floor main Bathroom Ventilation: Electric ventilation fan - I recommend cleaning the fan as regular maintenance



Kitchen Unit 1

29. 1st Floor Kitchen Cooking Appliances: General Electric - I noticed no anti tip bracket was installed at the stove. I would install one of these for safety



Marginal Summary (Continued)

- 30. 1st Floor Kitchen Ventilator: Nutone - Missing light bulb at the hood vent
- 31. 1st Floor Kitchen Plumbing/Fixtures: PVC - Appears old leaks were present under the sink this should be monitored



- 32. 1st Floor Kitchen Counter Tops: Formica - loose next to the stove. This should be properly secured.

- 33. 1st Floor Kitchen Cabinets: Wood

Bedroom Unit 1

- 34. 1st Floor Master Bedroom Ceiling: Texture paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself). Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.



- 35. South Bedroom Ceiling: Paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself). Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.

- 36. South Bedroom Floor: Carpet - Carpet Stained/soiled

- 37. South Bedroom Windows: Vinyl slider - Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damages window be replaced as necessary.



- 38. South Bedroom HVAC Source: Wall mount electric heater - Electric baseboard and wall mounted heaters. Have been known to be a fire risk. Check to make sure that they are not on the recall list. They should be clean every 6 months. Note no furniture, drapes, lamp cords ect. should be in front of heater(s) or block heater(s).

Living Space Unit 1

- 39. Living Room Living Space Ceiling: Paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself). Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.



- 40. Living Room Living Space Floor: Carpet - Carpet Stained/soiled

Marginal Summary (Continued)

Laundry Room/Area Unit 1

- 41. 1st Floor Laundry Room/Area Floor: Carpet
- 42. 1st Floor Laundry Room/Area Washer Hose Bib: Rotary - Recommend Updating to new stainless braded supply lines. The old Rubber hoses have a tendency to fail over time without warning. Which can cause severe water damage



- 43. 1st Floor Laundry Room/Area Dryer Vent: Metal flex - Recommend Cleaning it is good to do this on an annual basis. This will help your dryer run more efficiently and also help prevent dryer fires.



Garage Unit 2

- 44. Attached Garage Roof: Asphalt shingle
- 45. Attached Garage Gutters: Aluminum - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

Heating System Unit 2

- 46. Main Heating System Heating System Operation: Adequate - The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, of if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and servicing should be performed annually in the future.



Plumbing Unit 2

- 47. Closet Water Heater Water Heater Operation: Functional at time of inspection - **Securing water heaters is mandatory in the state of Washington when buying or selling a home. It is also Washington state law the water heaters be secured with state architect approved restraining devises. Water heaters must be secured with two straps-one near the top and another near the base. They must be firmly anchored to studs or masonry. Bracing kits are widely available at most home improvement stores.**



Marginal Summary (Continued)

Bathroom Unit 2

48. 1st floor main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround -
Replace caulking at the base of the tub



Kitchen Unit 2

49. 1st Floor Kitchen Counter Tops: Formica

Bedroom Unit 2

50. Master Bedroom Ceiling: Texture paint
51. Master Bedroom HVAC Source: Wall mount electric heater - Electric baseboard and wall mounted heaters. Have been known to be a fire risk. Check to make sure that they are not on the recall list. They should be clean every 6 months. Note no furniture, drapes, lamp cords ect. should be in front of heater(s) or block heater(s).
52. North Bedroom Ceiling: Paint
53. North Bedroom Floor: Carpet - Carpet Stained/soiled

Living Space Unit 2

54. Living Room Living Space Ceiling: Texture paint - popcorn ceilings in houses built before late eighties may contain asbestos. This is very common in this age of home. It is best to leave it alone and (NOT Remove it yourself). Recommend having a qualified asbestos mitigation company have it tested or removed as necessary.



Laundry Room/Area Unit 2

55. 1st Floor Laundry Room/Area Washer Hose Bib: Rotary - Recommend Updating to new stainless braded supply lines. The old Rubber hoses have a tendency to fail over time without warning. Which can cause severe water damage



56. 1st Floor Laundry Room/Area Dryer Vent: Metal flex - Recommend Cleaning it is good to do this on an annual basis. This will help your dryer run more efficiently and also help prevent the risk of fire

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Flat - The Grading has a flat negative slope and water can pooling against the foundation. Noted along the back side of the house. Under heavy rain conditions water may accumulate around this area cause water to pool up against the foundation. Efforts should be made to improve grade and or add a French drain system to help divert water away from foundation

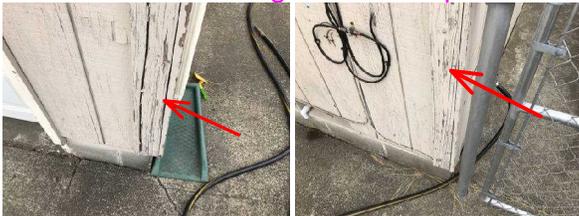


Exterior

2. 1st Floor Exterior Surface Type: Wood - I noticed the siding is showing signs of wear and deterioration. Chipped and peeling paint was found in multiple areas along with some moisture damages. I recommend a qualified persons make all repairs necessary and to paint the exterior



3. Trim: Wood - Damaged trim was present in a few locations. repairs recommended



4. Fascia: Wood - I noticed some wood rot conditions on the upper fascia boards. When the roof is replaced these damaged fascia boards should be replaced. Repairs are recommend from a qualified contractor.



5. Soffits: Plywood - Evidence of moisture damages at the back of the house soffit. Repairs to this damaged soffit area is recommended

Exterior (Continued)

Soffits: (continued)



6. Windows: Vinyl slider - I noticed on unit 614 multiple failing windows. The south facing windows had broken seals this has allowed moisture to enter in between the layers of glass. I recommend all damaged failing windows be replaced by a qualified contractor



7. Hose Bibs: Gate - I noticed the psi was at 110 this is very high and can put extra strain on plumbing fitting and fixtures. I recommend a pressure reducer valve be installed at the main line to help bring pressure to a more normal level of around 60-80psi. I would also update these older hose bibs to frost free anti siphon hose bibs.



Roof

8. Gable Roof Surface Material: Asphalt shingle - Loose or damaged shingles, Signs of cracking, Roof shows signs of deterioration, Roof is near or at the end of it's useful life. Heavy granular loss is present along with cupping and the fibers are showing on the materials. I noticed no roof vents present! This will also contributing to faster deterioration of the roofing materials. I recommend proper and adequate ventilation be install on this roof by a roof contractor. I also noticed two layers of roofing materials are present. That means when it comes time to replace the roof both layers will require removal. This is an added expense. The roof is need of replacement within the next year. I would get estimates sooner than later for replacement by a qualified roofing contractor.



Roof (Continued)

Material: (continued)



- 9. Gutters: Aluminum - Debris had accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the building exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.



Garage Unit 1

- 10. Attached Garage Roof: Asphalt shingle - A qualified roofing contractor is recommended to evaluate and estimate repairs
- 11. Attached Garage Ceiling: Drywall - Evidence of past or present water staining, Stains on the garage ceilings indicated water leakage. The moisture meter showed elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has been recent. The source of leakage should be identified and the condition corrected by a qualified contractor to avoid damage to the home structure and materials and the development of conditions which may encourage the growth of microbes such as mold.



Attic Unit 1

- 12. Main Attic Sheathing: Plywood - The attic had areas of discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected by a licensed Environmental Contractor.



- 13. Main Attic Ventilation: Gable and soffit vents - Recommend additional ventilation be installed at the ridge. I noticed only soffit and gable vents were present. this lack of airflow is a conducive condition for fungal growth. Evidence of fungal growth was present and recommended ridge or roof vent be install to help promote better airflow throughout the attic space. One or more sections of the roof structure appeared to have substandard ventilation, there were too few vents. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moister are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points on the roof structure and



Defective Summary (Continued)

Ventilation: (continued)

the highest points to promote air circulation. Soffit and ridge vents should be installed to pose the best ventilation. Recommend that a qualified contractor evaluate and repair per standard building practices.

Crawl Space Unit 1

- 14. Main Crawl Space Ventilation: Vents - I noticed one or more of the crawl space vents was torn or had a big enough hole in it that rodents could enter the crawl space. I recommend a qualified person repair all damaged screens as necessary.



- 15. Main Crawl Space Insulation: Fiberglass - Evidence of Rodents or Mice have been found. This can pose a Safety concern Rodents such as Mice and Rats can spread harmful diseases. Not to mention can destroy insulation and get into your heating ducts which can be costly to remedy. It is important to seal off any entry points where they may be able to enter the house. It is recommend that you contact a pest control company to further evaluate and eliminate pest activity. The floor insulation in multiple areas of the crawl space has fallen down. This may result in increased Heating or Cooling costs due to decreased energy efficiency. A qualified person needs to repair or replace the insulation as necessary.



- 16. Main Crawl Space Vermin There appears to be evidence of rodent activity in the Crawl space. Signs of rodent droppings urine stains nesting was noted. I recommend that a professional exterminator block any points of entry for rodents into Crawl space space and eliminate any remaining rodents. Insulation vapor barrier that is damaged should be replaced. Rodents in the northwest some have been known to carry Hantavirus Pulmonary Syndrome HPS. A rare disease with high mortality rate. I highly recommend that you do not expose yourself to their urine or droppings and have a professional clean up if necessary.



Kitchen Unit 1

- 17. 1st Floor Kitchen Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed



Defective Summary (Continued)

Bedroom Unit 1

18. South Bedroom Windows: Vinyl slider - Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damages window be replaced as necessary.



Living Space Unit 1

19. Living Room Living Space Floor: Carpet - Carpet Stained/soiled
20. Living Room Living Space Windows: Vinyl slider - Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damages window be replaced as necessary.



Garage Unit 2

21. Attached Garage Roof: Asphalt shingle

Electrical Unit 2

22. Smoke Detectors: Battery operated with light - Inoperative, Fire marshals recommend if the smoke detectors are older then ten years old that they be updated.



23. Garage Electric Panel GFCI: Not present - Per current construction standards, GFCI breakers(a safety device fro outlets near water) are required in the following locations: Exterior, Garage,Bathrooms, Kitchens, Basement/Crawlspaces, wetbar. While upgrades on older homes is not required, we highly recommend that these devices be installed by licensed electrician where needed for added safety of occupants.

Plumbing Unit 2

24. Closet Water Heater Water Heater Operation: Functional at time of inspection - Securing water heaters is mandatory in the state of Washington when buying or selling a home. It is also Washington state law the water heaters be secured with state architect approved restraining devises. Water heaters must be secured with two straps-one near the top and another near the base. They must be firmly anchored to studs or masonry. Bracing kits are widely available at most home improvement stores.



Defective Summary (Continued)

Bathroom Unit 2

25. 1st floor main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround -
Replace caulking at the base of he tub



Kitchen Unit 2

26. 1st Floor Kitchen Electrical: 110 VAC - **Non-GFCI circuit -recommend GFCI circuit be installed**



Safety Issue Summary

Electrical Unit 1

1. Smoke Detectors: Battery operated - Recommend that Carbon Monoxide detector(s) be added to the house for safety of occupants prior to occupancy.
Per new guidelines effective in Washington state on April 1, 2012, Carbon Monoxide detectors are required in the following areas: outside each of the sleeping areas and at least on detector on every level of the house. All existing carbon monoxide detectors should be inspected and tested prior to occupancy. Carbon monoxide detectors have a limited useful life and age/date of replacement should be listed on the device. Replace all detectors that appear to have passed their expiration date prior to occupancy. Replacement of any carbon monoxide detector older than 7 years is recommended. Fire marshals recommend if the smoke detectors are older then ten years old that they be updated.
2. Garage Electric Panel GFCI: At GFCI receptacles only - Per current construction standards, GFCI breakers(a safety device fro outlets near water) are required in the following locations: Exterior, Garage,Bathrooms, Kitchens, Basement/Crawlspaces, wetbar. While upgrades on older homes is not required, we highly recommend that these devices be installed by licensed electrician where needed for added safety of occupants.

Crawl Space Unit 1

3. Main Crawl Space Vermin There appears to be evidence of rodent activity in the Crawl space. Sings of rodent droppings urine stains nesting was noted. I recommend that a professional exterminator block any points of entry for rodents into Crawl space space and eliminate any remaining rodents. Insulation vapor barrier that is damaged should be replaced. Rodents in the northwest some have been known to carry Hantavirus Pulmonary Syndrome HPS. A rare disease with high mortality rate. I highly recommend that you do not expose yourself to their urine or droppings and have a professional clean up if necessary.



Kitchen Unit 1

4. 1st Floor Kitchen Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed



Electrical Unit 2

5. Smoke Detectors: Battery operated with light - Inoperative, Fire marshals recommend if the smoke detectors are older then ten years old that they be updated.



Safety Issue Summary (Continued)

6. Garage Electric Panel GFCI: Not present - Per current construction standards, GFCI breakers(a safety device fro outlets near water) are required in the following locations: Exterior, Garage,Bathrooms, Kitchens, Basement/Crawlspace, wetbar. While upgrades on older homes is not required, we highly recommend that these devices be installed by licensed electrician where needed for added safety of occupants.

Plumbing Unit 2

7. Closet Water Heater Water Heater Operation: Functional at time of inspection - Securing water heaters is mandatory in the state of Washington when buying or selling a home. It is also Washington state law the water heaters be secured with state architect approved restraining devices. Water heaters must be secured with two straps-one near the top and another near the base. They must be firmly anchored to studs or masonry. Bracing kits are widely available at most home improvement stores.



Kitchen Unit 2

8. 1st Floor Kitchen Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed

