



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

Property Condition Report



1234 Older Home Dr

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Inspection Agreement

This report is the exclusive property of this inspection company and the clients listed in this report title. Use of this report by any unauthorized persons is prohibited.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

Inspector Name: Mike Kormondy
Company Name: MKhomeinspections
Address: Po Box 11492
City State Zip: Olympia Wa,98508

Client Name: Mr. Older Home
Address:
City, State Zip: , Wa
Property Address: 1234 Older home Dr
City State Zip: Aberdeen, Wa

Inspection Agreement

MKhomeinspections, agrees to conduct an inspection for the purpose of forming a subjective opinion and informing the customer of visible major deficiencies in the condition of the inspected property. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the customer named in this report. The written report will include the following only; Yards and Grounds, Roof Covers, Chimneys, Exterior Walls, Decks and Porches, Attics, Garages, Interiors, Electrical, Heating, Ventilating and Air Conditioning, Plumbing, Basements and Crawl Spaces, and according to Washington State and Standards of Practice for Home Inspectors. The inspector shall perform a limited visual inspection to identify general, visual features and major deficiencies of the property and improvements. Any area, which is not exposed to view, is concealed or is inaccessible because of soil, walls, floors, concrete, carpet, ceilings, furnishings or any other thing is not included in this inspection and report. The inspection does not include any destructive testing or dismantling. Nothing is necessarily disassembled, moved, opened, excavated or otherwise to perform this inspection. Whether or not they are concealed, the following are outside the scope of this inspection: Code compliance past or present, The investigation for permits or approvals, The inspection for toxic compounds in the soil or on the property itself, A search of any public records, Environmental testing of hazardous building materials, such as asbestos, radon, lead, urea formaldehyde insulation, air pollutants or any other hazardous or dangerous material, Testing of drinking water, Pest controls of any kind, old, Subterranean conditions of the site, Inquiries of any agencies such as governments, utilities, public or private, Testing or examination of underground oil tanks in service or out of service. Because of practicalities, we do not test or check intercoms, alarm systems, specialty systems (including built-in vacuum systems, sprinkler systems for lawns etc. and for fire protection, appliances, smoke detector operations, pools and pool equipment, elevators, dumb waiters, heat pumps, furnace heat exchangers, electronic air cleaners, solar systems, hot tubs/whirlpool equipment and operations, gas fireplaces and accessories, gas space heaters, saunas, spas and wall insulation. Other items not included in this list may not be included and checked as well. All conditions because of their nature and location, which are concealed, camouflaged, hidden from view or invisible, and are difficult or impossible to inspect, are excluded from this report. However many items, hidden from view, are manifested on the exterior surface. This inspection report is not a guarantee, warranty, insurance policy, or substitute for real estate disclosures, which may be required by federal state or municipal statutes or agencies.

Your inspector is a real estate inspection generalist, and not a licensed engineer or technical expert in every, or any craft or trade. If your inspector recommends consulting specialized experts including, Architects, Engineers, or other contractors, client must do so at clients own expense and within the time recommended. Maintenance and other items may be discussed, but they are not a part of this inspection or report.

The parties agree that, MKhomeinspections, and its employees and agents assume no liability or responsibility for the

MKhomeinspections

10:12 January 03, 2018

Mr. Older Home
1234 Older home Dr
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Inspection Agreement (Continued)

cost of repairing or replacing any reported or unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. The inspection and report are not intended, or to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance, or condition of any inspected structure, item or system, and the company is not an insurer of any inspected or un-inspected conditions.

It is understood and agreed that should, MKhomeinspections and/or its agents or its employees be found liable for any loss or damages resulting from a failure to perform any of its obligations. MKhomeinspections, and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for the inspection and the report. Any dispute concerning the interpretation of this agreement or arising from this inspection and/or report, except for arbitration conducted in conformance with, and according to the rules of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the real estate inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided by civil proceedings by state code. The prevailing party in any dispute arising out of the inspection report(s) shall be awarded all fees and costs including, without limitation, arbitrator fees and costs, a reasonable attorney fees and other costs.

Client promises MKhomeinspections that client has requested this inspection for clients use only, and will not disclose any part of the Inspection report to any other person with these exceptions only: one copy may be provided to the current seller(s) of the subject property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing client for use in clients transaction only. Upon clients request, a copy of the report may also be provided to a bank or other lender for use in clients transaction only.

Acceptance and understanding of this agreement are hereby acknowledged. I/we also agree, and having witnessed the inspection, to carefully read the entire inspection report before purchase and pay the fee of \$_____.

Signature:

Inspection Date:

MKhomeinspections

10:12 January 03, 2018

Mr. Older Home
1234 Older home Dr
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Receipt

Inspector Name: Mike Kormondy
Company Name: MK Home inspections
Address: PO BOX 11492
City State Zip: Olympia WA 98508-1149

Client Name: Mr. Older Home
Address:
City, State Zip: , Wa

Property Address: 1234 Older Home Dr
City State Zip: Wa

Method of Payment	Amount Received
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MKhomeinspections

10:12 January 03, 2018

Mr. Older Home
1234 Older home Dr
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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

Property Information

Property Address 1234 Older home Dr

City Aberdeen State Wa Zip

Contact Name

Phone

Fax

Client Information

Client Name Mr. Older Home

Client Address

City State Wa Zip

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 658

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant

Estimated Age 77 years old Entrance Faces Northeast

Inspection Date 12/26/2017

Start Time 9am

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 35

Weather Partly cloudy Soil Conditions Wet/frozen

Space Below Grade Crawl Space

Building Type Single family Garage Attached

General Information (Continued)

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 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 inspection. 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, Defective Driveway: Concrete - Heavy cracks in the surface of the driveway.
Future repairs can be expected.



2. Marginal, Defective Walks: Concrete - I noticed the front walkway by the front entry. The slabs of concrete were sloped towards a house. Under heavy rain conditions this can lead to water pooling around the foundation and entering the crawlspace. Corrections/repairs are recommended to help divert water away from the house.



3. Defective, Safety Issue Steps/Stoops: Concrete - The front stairs were missing grab bars/handrails on the lower set of stairs. The upper step towards the front porch had an open handrail on one side and no barrier on the other side. This could lead to potential falls or slips. A qualified contractor is recommended to evaluate and install handrails in this location for safety.

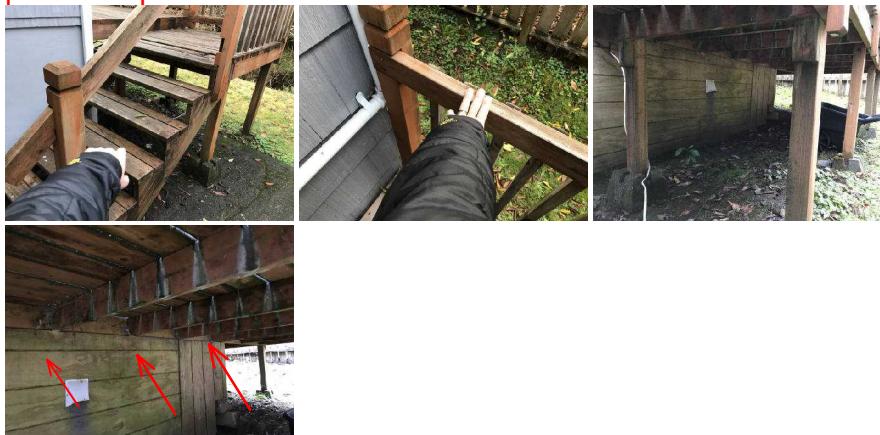


4. Acceptable, Marginal Patio: Concrete



Lots and Grounds (Continued)

5. Marginal, Defective, Safety Issue Deck: Stained wood - When inspecting the deck i noticed the handrails were wobbly and the stairs had an open handrail. This is a fall hazard for children. I also noticed the back shed had a deck around it and the handrails were missing from that deck. Handrail need to be install around that deck or blocked off to prevent any falls. That is concerning and is a big drop off. A qualified contractor is recommended to install handrails at that location. The front deck had a few boards that were starting to rot out and should also be replace at that time. Ledger- nails only- QC
The deck ledger board was attached to the home with nails only. While no failure was seen at the time of the inspection and this was standard practice for many years, the modern standard fastener schedule for attachment of the deck to the home structure is one 1/2-inch lag screw installed every two feet, staggered up and down.
All mildew should be cleaned and removed from the back deck to help prevent slips and falls.



6. Marginal Grading: Minor slope - The Grading has a flat negative slope and water can pooling against the foundation. 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



7. Marginal Swale: Flat or negative slope - Recommend improvements be made to the grade, swale slope and depth to improve water control along the exterior eastern side of the house.



Lots and Grounds (Continued)

8. Marginal

Vegetation: Shrubs - Recommend that all ground vegetation be trimmed at a minimum of 12inches away from contact with siding to promote air circulation failure to maintain adequate clearance can result in moisture intrusion into siding and associate damage/wood rot. Tree limbs over hang the roof should also be cut back.



9. Acceptable Retaining Walls: Concrete

10. Marginal, Defective 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.



11. Marginal, Defective Fences: Wood - I noticed a few of the fence boards were damaged and should be repaired missing sections along the backside of the fence and the steep embankment could pose a fall safety issue and recommend that a barrier be put back in this location to prevent any falls. A qualified contractor is recommended to evaluate and make all repairs necessary.



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

Type: Cedar - Appears to be the original siding. I noticed a few areas where it was patch in and other areas where caulking or other fillers were used. The skirting along the side of that house that are in contact with the ground. This is a conducive conditions for wood destroying organisms. Wood products that are in contact with the ground also tend to rot out over time. Future repairs can be expected. Caulking is needed: I recommend that exterior of structure be (re)caulked as needed to prevent moisture intrusion and that this practice be performed yearly as part of an annual maintenance program. Proper maintenance involves detailed caulking of any joint, seam or penetration (windows, doors, pipes, wires, nail heads etc.) of the siding.



2. Marginal, Defective Trim: Wood - Noted at the back of the house peeling paint around some of the window trim and this should be repainted and caulked to prevent wood damages. A qualified person is recommended to make these repairs.



3. Acceptable Fascia: Wood



Exterior (Continued)

4. Acceptable Soffits: Plywood



5. Not Present Door Bell:
6. Acceptable Entry Doors: Metal
7. Marginal Patio Door: Vinyl sliding - I recommend caulking around the back sliding glass door.
8. Marginal, Defective Windows: Vinyl slider wood casement - Some of the windows appear to be updated some appear to be possibly the original. The older single pane windows should be updated in the future. This will help with energy savings.

All exterior seams should be (re)caulked as needed to prevent moisture intrusion. Particular attention should be given to penetrations (doors ,windows, light fixtures pipes, wires etc.) I recommend using a high quality, paintable exterior caulk. This should be done on an annual basis as part of a general home maintenance procedure.



9. Marginal, Defective Window Screens: Vinyl mesh - I noticed some of the window screens were damaged or broken and should be repaired by a qualified person.



10. Defective, Safety Issue Exterior Lighting: Surface mount - Exposed wiring noted at the back porch. This poses a shock safety issues and should be corrected by a licensed electrical contractor prior to closing.



11. Defective, Safety Issue Exterior Electric Outlets: 110 VAC - When inspecting the backside of the house i noticed an exposed electrical wiring it appears it is going to the back shop but was not in a proper weatherproof conduit and was broken in several places this poses a major safety electrocution risk and recommend a qualified electrical contractor evaluate and route the electrical into a conduit. This wiring was severely damaged in multiple places and will need to be replaced also.



Exterior (Continued)

12. Marginal, Defective Hose Bibs: Gate - This is an older home and recommend that anti siphon frost free hose bibs be installed to help prevent back flow.. The exterior hose bib was noted at 110psi. This is on the higher side for water pressure. Higher water pressure can put extra strain on the plumbing fittings and fixtures. Normal water pressure is around 40-70psi. A pressure reducer valve might be necessary at the main to help reduce pressure down to normal level. A plumbing contractor would be recommended to consult and possibly add if deemed necessary.



13. Acceptable Gas Meter: Exterior surface mount at side of home



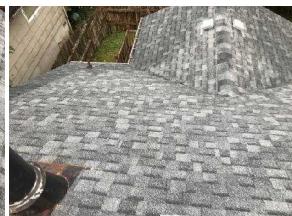
14. Acceptable Main Gas Valve: Located at gas meter

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. Acceptable Material: Asphalt shingle - This appears to be a new roof and looks to be about 1-2 years old. I recommend asking the seller if there is any warranty or receipt information in regards to this new roof.



Roof (Continued)

Material: (continued)



4. Type: Gable
5. Approximate Age: 1-2 years old
6. Acceptable Flashing: Aluminum
7. Acceptable Valleys: Asphalt shingle



8. Acceptable Plumbing Vents: Galvanized



9. Acceptable Electrical Mast: Underground utilities

10. 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.



11. Marginal Downspouts: Aluminum - Extensions such as splash blocks or drain pipes for some downspouts were mis-aligned. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair, replace or install as necessary.



12. Not Present Leader/Extension:
West Chimney

Roof (Continued)

13. Marginal Chimney: Metal pipe - The metal chimney pipe is rusting in areas and should be painted. Being this house is in the harbor this will eventually need to be replaced at some point in the future.



14. Marginal, Defective Flue/Flue Cap: Metal - Gaps in the sealing noted these are areas where moisture intrusion could happen. I recommend a qualified person properly seal around the cap.



15. Marginal Chimney Flashing: Galvanized - It was starting to rust at the base is well eventually you need to be repainted or needs to be replaced and future.



Garage/Carpark

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Manual



4. Not Present Door Opener:
5. Acceptable, Marginal Exterior Surface: Cedar
6. Acceptable Roof: Asphalt shingle
7. Acceptable Roof Structure: Rafter
8. Acceptable Service Doors: Metal
9. Acceptable Ceiling: Paint

Garage/Carport (Continued)

10. Acceptable, Marginal Walls: Paint



11. Acceptable Floor/Foundation: Poured concrete

12. Not Present Hose Bibs:

13. Defective Electrical: 110 VAC - The exposed electrical wiring should be properly attached is loose in a few areas recommend a qualified persons attach the wiring so it is not loose. I also noticed a broken damaged outlet that should be replaced along with the wiring repairs. Open or missing grounds were noticed at all three plug outlet this poses a safety issue this gives the fall sense that the outlet is grounded when it is not properly grounded. The evaluation and all repairs is recommended from a licensed electrician



14. Not Present Heating:

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 by a qualified contractor.



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. Marginal Downspouts: Aluminum - Extensions such as splash blocks or drain pipes for some downspouts were mis-aligned. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair, replace or install as necessary.

Electrical

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack of bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, do to time constraints. Smoke alarms should be installed within 15 feet of all bedrooms doors, and tested regularly. The inspector does not test or inspect: 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 courtesy only. Note inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the clients specific or anticipated needs, or if the system has a reserve capacity for additions or expansions. The inspector does not operate circuit breakers as part of the inspection. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishing, 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 110 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 should be verified and batteries should be changed. These devices have a limited life span and should be replaced every ten 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.

1. Service Size Amps: 100 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Marginal, Safety Issue 120 VAC Branch Circuits: Copper - Evaluation by a licensed electrician is recommended
4. Acceptable 240 VAC Branch Circuits: Copper
5. Safety Issue Conductor Type: Knob and tube and romex - Evaluation by a licensed electrician is recommended, Energized K&T- QC
Energized knob and tube wiring visible in the attic was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows:
 - Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard.
 - With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard.
 - Knob and tube wiring is designed to dissipate heat to the surrounding air.When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard.
The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.
6. Not Inspected Ground:
7. Defective, Safety Issue Smoke Detectors: none - I was unable to locate smoke detectors or carbon monoxide detectors in the house. This poses a major fire and health safety risk to the occupants. Inspector recommends smoke alarms be installed in the house Along with carbon monoxide detectors for the safety of the occupants. A qualified contractor is recommended to install all smoke and carbon oxide detectors in all required locations. 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



Electrical (Continued)

Smoke Detectors: (continued)

detectors are required in the following areas: outside each of the sleeping areas and at least one 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.

Recessed in wall Electric Panel

8. Defective, Safety Issue Manufacturer: Zinsco - Zinsco

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



9. Maximum Capacity: 100 Amps

10. Marginal Main Breaker Size: No single main breaker exists

11. Marginal Breakers: Copper

12. Not Present Fuses:

13. Not Present AFCI:

14. Defective, Safety Issue GFCI: At GFCI receptacles only - Per current construction standards, GFCI breakers (a safety device for 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. Missing in the kitchen

15. Is the panel bonded? No

Structure

The inspector does not determine if foundation walls footings, seismic reinforcement, support post, columns, beams, joists, studs, trusses, etc. Are of adequate size, spanning and spacing. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Any comments made regarding these items are of courtesy only.

1. Marginal, Defective Structure Type: Wood frame - At the time of the inspection, the Inspector observed few deficiencies in the condition of the home structure. Notable exceptions will be listed in this report. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. Modern requirements
The home was old and would not meet modern building codes. Homes are not required to be updated to meet new building codes as they are enacted. Homes are inspected within the context of their age, location, general quality, and building practices common at the time the home was built.
2. Not Present, Marginal Foundation: Earth - This house has no foundation this is an old style of post and pier.
Inspector recommends you inquire about living in a house that has no foundation versus a house on post and pier.
3. Marginal Beams: Solid wood



4. Acceptable Bearing Walls: Frame
5. Marginal, Defective Joists/Trusses: 2x8 - Joists have been modified and will require evaluation. It appears under the bathroom area Joist have been modified cut or added on to and where one of the Joist is sister onto it should be further looked at by a contractor and repaired.



6. Marginal, Defective Piers/Posts: Block piers and posts - I noticed a few of the posts were placed in areas where a slope was present it appears erosion has been occurring and the posts are starting to slip. These posts might need to be relocated over time as this erosion continues. It appears to be in OK shape now but this could be something that might come up in the future and will need to be addressed. Improvements are recommended in this area should be monitored for any further movement .A second opinion might be necessary for these posts in this location by a qualified licensed structural contractor.



7. Marginal Subfloor: Dimensional wood - It appears new sub floor was installed in the bathroom area.



Attic

The following items or areas are not included in the inspection: Areas could not be traversed or viewed clearly due to lack of access; Areas and components obscured by insulation. If in the opinion of the inspector, entering the attic could present a risk of personal injury and/or damage to the structure, the attic will not be entered. The inspector does not determine the adequacy of attic ventilation systems. Complete access to all roof and attic spaces during all seasons and during periods of prolonged types of weather conditions. 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 ridge beams, or their spacing and sizing. Determining the presence of Asbestos or other hazardous substances is beyond the scope of this inspection. Testing for and identification of mold/mildew is outside the scope of the inspection. If you have concerns about the possibility of mold/mildew in the structure, i recommend further consultation/test be an industrial hygienist prior to close of escrow.

Main Attic

1. Method of Inspection: In the attic
2. Acceptable Unable to Inspect: 15%
3. Marginal Roof Framing: Rafter



4. Marginal Sheathing: Dimensional wood - Discoloring due to moisture from poor ventilation and old age.



5. Acceptable, Marginal Ventilation: Roof and soffit vents - 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 moisture 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. Defective Insulation: Fiberglass - Large areas of missing insulation over the bedrooms and living room areas of the attic space. the other locations were maybe 2 inches of insulation. Inadequate insulation levels- QC
Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.



Attic (Continued)

7. Defective Insulation Depth: 1" - Insufficient insulation present Throughout the attic space. A qualified insulation contractor is recommended to evaluate and add insulation throughout the attic space to bring up to todays building and energy standards.
8. Not Present Attic Fan:
9. Not Present House Fan:
10. Defective, Safety Issue Wiring/Lighting: K&T Knob and Tube - Energized K&T- QC
Energized knob and tube wiring visible in the attic was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows:
- Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard.
- With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard.
- Knob and tube wiring is designed to dissipate heat to the surrounding air. When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard. The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.



11. Acceptable Moisture Penetration: It appeared to be dry at the time of inspection.
12. Defective Bathroom Fan Venting: Electric fan - Exhaust fan duct is disconnected in the attic. This condition results in excessive moisture being introduced into the attic and can lead to discoloration and wood rot conditions. Recommend the duct(s) be reconnected to the roof termination cap.



13. Marginal Vermin There appears to be evidence of rodent activity in the attic space. Sings of rodent droppings urine stains nesting was noted. I recommend that a professional exterminator block any points of entry for rodents into attic space and eliminate any remaining rodents. Insulating 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

The inspection of a crawl space is a visual non invasive inspection. The inspector does not determine adequacy inspect or test sump pump(s). The inspector does not inspect items which are obstructed by insulation, structural components or clearances below 18", Access opening must be greater than 24" by 16", Below- grade foundation walls and footings, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note the inspector does not determine the adequacy of seismic reinforcement,drainage, nor determine if support posts, columns, beams, joist, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not determine if crawl space is water tight or water drainage is adequate. The weather conditions would have to be so of Heavy consistent rain fall to do so. Any comments regarding these items are of curtesy only.

Main Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable Unable to Inspect: 15%
3. Acceptable Access: Wood door
4. Marginal Moisture Penetration: Appears previous moisture intrusions - Evidence of prior water intrusion was found in or more locations of the crawl space. For example, sediment stains on the vapor barrier. Accumulated water is a conducive condition for wood destroying insect and organisms and should not be present in the crawl space. The client should review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulation water, especially after heavy and or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating 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.
5. Moisture Location: Was dry at time of inspection
6. Acceptable Ventilation: Vents
7. Marginal, 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. I noticed a few areas in the crawl space where insulation has been damaged by pests. This can lead to increased heat loss. I recommend a qualified persons replace any damaged insulation and to clean any and all damaged insulation out of the crawl space.



Crawl Space (Continued)

8. Marginal, Defective Vapor Barrier: Under entire home - Found several areas in the crawl space where bare ground was showing. This can allow for excess amounts of moisture to be introduced into the crawl space. This is a conducive condition for WDO wood destroying organisms and fungal growth. Recommend a qualified persons remove all wood scraps and debris from under the house and to redistribute the vapor barrier so it overlaps at the seam and no bare ground is showing.



9. Not Present Sump Pump:
10. Marginal Electrical: 110 VAC
11. Defective 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.

Fireplace/Wood Stove

The following items are not included in this inspection: Coal stoves, gas log, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, not determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluation that require a pilot light to be lit.

Living Room Fireplace

1. Marginal Freestanding Stove: Decorative - Inspector recommends an outlet be installed to plug-in for the blower motor on the fireplace extension cords are a temporary fix and an outlet should be installed in the appropriate location for this blower motor.



2. Marginal Fireplace Construction: Prefab - I was unable to test of the blower on this gas-fired fireplace. The inspector recommends a plug be installed at the appropriate location to properly plugged in to power the blower motor for this gas fireplace.



3. Type: Gas log
4. Not Inspected Fireplace Insert: With blower fan
5. Not Inspected Smoke Chamber: Metal
6. Not Inspected Flue: Metal
7. Not Present Damper:
8. Acceptable Hearth: Raised

Heating System

The following items are not included in this inspection; humidifier, dehumidifiers, electronic air filter; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as courtesy only. Note that the inspector does not provide an estimate of remaining life on heating systems components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Main Heating System

1. Defective, Safety Issue Heating System Operation: Recommend replacement - Inspector noticed none of the wall mount electric heaters were working in any of the bedrooms living room kitchen etc. This poses A major concern considering the bedrooms have no heat source that works. The heaters also appear to be the original which were non-functioning and were at the age of needing to be replaced. A complete and thorough evaluation from a licensed electrical contractor to repair and replace all damaged heaters throughout the house prior to closing.
2. Manufacturer: Unknown manufacturer
3. Type: Convection baseboard Capacity:
4. Area Served: 1st floor Approximate Age: 50+
5. Fuel Type: Electric
6. Unable to Inspect: 85%
7. Defective Distribution: Baseboard - A qualified heating system contractor is recommended to evaluate and make all repairs.
8. Defective Thermostats: Individual - A qualified contractor is recommended to evaluate and estimate repairs. None of the thermostats responded when tested some more broken or missing. Repairs are needed
9. Not Present Fuel Tank: I did Not see a feul tank on the property, not to say there is not one burried i would ask seller to verify.
10. Tank Location: no tank
11. Suspected Asbestos: Yes - Lab testing of the suspected asbestos material is required to determine the presence of asbestos

Plumbing

The following items are not included in the inspection: Private/shared wells and related equipment; Private sewage disposal systems; hot tubs or spa; main, side and lateral sewer lines; grey water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners; conditioners of filtering systems; Plumbing components concealed within the foundation or building structure, or inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Note that inspector does not operate water supply or shut off valves due to 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 fuel tanks.

1. Marginal Service Line: Copper - Excessive pressure noted at 110psi. at the exterior hose bib. The main line coming into the house also appears to be 1/2 line and appears to be the original. I believe 1 or 3/4 service lines are what are standard. A Pressure reducer valve might be required at the main to run to reduce pressure to a more normal level of between 40 and 80 psi. A qualified plumbing contractor would be necessary to make these improvements if necessary.

Plumbing (Continued)

Service Line: (continued)



2. Acceptable Main Water Shutoff: under the house



3. Acceptable Water Lines: Copper and PEX

4. Acceptable, Marginal Drain Pipes: Cast iron and ABS - It appears some of the drain lines under the house had been updated. I did notice some of the original cast iron and galvanized drain pipes were still in use. At some point in the future these will all need to be updated but appeared to be functioning at the time of inspection. From the house out to the street was not visible and not inspected and cannot be confirmed what type of materials are used from the house to the street.



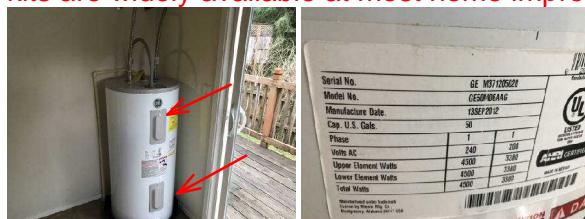
5. Not Inspected Service Caps: Not visible

6. Acceptable Vent Pipes: Galvanized

7. Acceptable Gas Service Lines: Insulflex

Utility Room Water Heater

8. 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 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.



Serial No.	GE M37129529
Model No.	ES50R03A4G
Manufacture Date.	13SEP2012
Cap. U.S. Gals.	50
Phase	1
Volt AC	240 208
Upper Element Watts	4500 3500
Lower Element Watts	4500 3500
Total Watts	4800 5500

9. Manufacturer: General Electric

10. Type: Electric Capacity: 50 Gal.

11. Approximate Age: 5 years old Area Served: 1st floor

12. Acceptable TPRV and Drain Tube: PVC

Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

1st floor main Bathroom

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



3. Acceptable Floor: Tile
4. Acceptable Doors: Hollow wood
5. Acceptable Electrical: 110 VAC GFCI
6. Acceptable Counter/Cabinet: Composite and wood
7. Acceptable Sink/Basin: Molded single bowl
8. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
9. Marginal Tub/Surround: Fiberglass tub and fiberglass surround - The tub was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. you may wish have this condition investigated by a plumbing contractor.



10. Defective Toilets: 1 1/2 Gallon Tank - Moisture present at toilet base. Recommend replacing wax ring. In this bathroom, The inspector recommends re-attached by a qualified contractor. In this bathroom, Moisture meter readings indicated moisture levels in the floor around the base of the toilet. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends that this gasket be replaced be preformed by a qualified plumbing contractor to avoid subfloor damage from decay.



11. Acceptable HVAC Source: heat lamp
12. Acceptable Ventilation: Electric ventilation fan

Kitchen

Inspection of stand alone freezers, built-in ice makers, trash compactors, warming ovens, griddles, broilers, hot water dispensers, water filters are outside the scope of the inspection. No opinion is offered as to adequacy of dishwasher operation, Ovens self or continuous cleaning operations, cooking functions, clocks, timing devices, microwaves, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require a connection to facilitate testing. Note the inspector does not provide an estimate of the remaining life of the appliances, and does not determine the adequacy of operation of appliances. The inspector does not note the 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 excluded from this inspection.

1st Floor Kitchen

1. Acceptable Cooking Appliances: Kenmore



2. Acceptable Ventilator: Kenmore
3. Marginal Disposal: In-Sinkerator - The debris in the disposer should be cleaned out to help this disposer run better.
4. Defective Dishwasher: Kenmore - The dishwasher is nonfunctional and not hooked up at the time of inspection. Repairs and connections are needed for this unit to run by a qualified contractor.



5. Air Gap Present? No
6. Not Present Trash Compactor:
7. Acceptable Refrigerator: Kenmore
8. Acceptable, Marginal Sink: Stainless Steel
9. Marginal, Defective, Safety Issue Electrical: 110 VAC - Open or missing ground.

Non-GFCI circuit - recommend GFCI circuit be installed.

I also noticed open junction box in the hallway should have a cover plate over it to prevent any electrocution.

Qualified electrical contractor is recommended to evaluate and make all updates and repairs necessary.



10. Acceptable, Marginal Plumbing/Fixtures: PVC
11. Marginal, Defective Counter Tops: tile - I noticed some broken and chipped tiles in the counter top. Repairs are recommended by a qualified persons.



12. Acceptable Cabinets: Wood
13. Acceptable Pantry: Single small

Kitchen (Continued)

14. 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.



15. Acceptable Walls: Paint



16. Acceptable Floor: Tile

17. Acceptable Doors: none

18. Marginal Windows: Non-opening - The older single pane window in the kitchen should be updated.



19. Defective HVAC Source: Wall mount electric heater - Heating system inoperable at the time of inspection. I recommend a licensed electrical contractor elevated and make all repairs/replacement necessary



Bedroom

Personal items in bedrooms may prevent all areas to be inspected as the inspector will not move personal items. Minor defects in walls ceilings (cracks, peeling wallpaper, peeling paint) are considered normal wear and tear and will not be reported.

North Bedroom

1. Marginal Closet: Single small
2. Acceptable Ceiling: Texture paint
3. Acceptable Walls: Paint
4. Acceptable Floor: Carpet
5. Not Present, Defective Doors: none - The bedroom door was missing and a qualified contractor is recommended to install a door at this location.



6. Acceptable Windows: Vinyl slider

Bedroom (Continued)

7. Marginal, Defective, Safety Issue Electrical: 110 VAC - 3-prong outlets, ungrounded system- QC

Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.

Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.



8. Defective

HVAC Source: Convection baseboard - Non functioning at time of inspection. A licensed contractor is recommended to evaluate and make all repairs or replacement necessary.



Master Bedroom

9. Marginal Closet: Single small - The closet doors were missing and should be installed by a qualified contractor.
10. Acceptable Ceiling: Paint
11. Acceptable Walls: Paint
12. Marginal Floor: Carpet
13. Acceptable Doors: Hollow wood
14. Acceptable Windows: Vinyl double hung

Bedroom (Continued)

15. Marginal, Safety Issue Electrical: 110 VAC - Open or missing ground, 3-prong outlets, ungrounded system- QC

Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.



Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.
- Adding equipment grounding and a service grounding system will also increase home safety.

16. Defective HVAC Source: Convection baseboard - Heating system inoperable and recommend a complete evaluation and all repairs or replacements from a licensed electrical contractor.



17. Not Present Smoke Detector:

Front Bedroom

18. Acceptable Closet: Single small



19. Acceptable Ceiling: Paint

Bedroom (Continued)

20. Acceptable Walls: Paint



21. Acceptable Floor: Vinyl floor covering

22. Defective Doors: none - **The bedroom door was missing and a qualified contractor is recommended to make all repairs and installations necessary.**



23. Marginal, Defective Windows: Non-opening - **non operable windows both were fixed.**



24. Acceptable Electrical: 110 VAC

25. Defective HVAC Source: Convection baseboard - **Heating system inoperable and should be repaired or replaced by a licensed contractor.**



26. Not Present Smoke Detector:

Living Space

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors and walls is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can over heat the firebox and flue liners, sometimes resulting in internal damage.

Safety info: Carbon monoxide (CO) is a lethal gas-- invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel-- gas, oil kerosene, charcoal and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly. CO detectors should be on every level of the house close proximity to sleeping areas if not in every bedroom and outside of every utility room(s) that has a fuel burning type appliance. They should be checked and tested periodically.

Living Room Living Space

1. Acceptable Closet: Single small

Living Space (Continued)

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: Vinyl floor covering	
5. Acceptable	Doors: None	
6. Acceptable	Windows: Vinyl slider	
7. Marginal	Electrical: 110 VAC - Ungrounded 2-prong- QC The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: <ol style="list-style-type: none">1. Replacing an individual standard receptacle with a GFCI receptacle.2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.	
8. Defective	HVAC Source: Convection baseboard - Heating system was inoperable. Further evaluation and repairs or replacement is recommended by a licensed contractor.	

Laundry Room/Area

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, bidets, clothes washers etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine the completeness or operability of any gas piping to laundry appliances.

1st Floor Laundry Room/Area

- 1. Acceptable Closet: None
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Tile
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC/220 VAC
- 8. Not Present Smoke Detector:
- 9. Not Present HVAC Source: no heat lamp
- 10. Not Present Laundry Tub:
- 11. Not Present Laundry Tub Drain:

Laundry Room/Area (Continued)

12. Acceptable Washer Hose Bib: Multi-port



13. Acceptable Washer and Dryer Electrical: 110-240 VAC

14. Marginal Dryer Vent: Rigid metal - 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.

15. Not Present Dryer Gas Line:

16. 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 the surface of the driveway. Future repairs can be expected.



2. Walks: Concrete - I noticed the front walkway by the front entry. The slabs of concrete were sloped towards a house. Under heavy rain conditions this can lead to water pooling around the foundation and entering the crawlspace. Corrections/repairs are recommended to help divert water away from the house.



3. Patio: Concrete



4. Deck: Stained wood - When inspecting the deck i noticed the handrails were wobbly and the stairs had an open handrail. This is a fall hazard for children. I also noticed the back shed had a deck around it and the handrails were missing from that deck. Handrail need to be install around that deck or blocked off to prevent any falls. That is concerning and is a big drop off. A qualified contractor is recommended to install handrails at that location. The front deck had a few boards that were starting to rot out and should also be replace at that time. Ledger- nails only- QC

The deck ledger board was attached to the home with nails only. While no failure was seen at the time of the inspection and this was standard practice for many years, the modern standard fastener schedule for attachment of the deck to the home structure is one 1 1/2-inch lag screw installed every two feet, staggered up and down.

All mildew should be cleaned and removed from the back deck to help prevent slips and falls.



5. Grading: Minor slope - The Grading has a flat negative slope and water can pooling against the foundation. 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

Lots and Grounds (Continued)

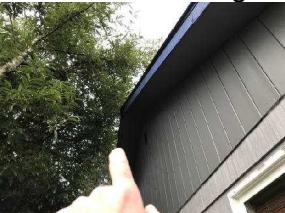
Grading: (continued)



6. Swale: Flat or negative slope - Recommend improvements be made to the grade, swale slope and depth to improve water control along the exterior eastern side of the house.



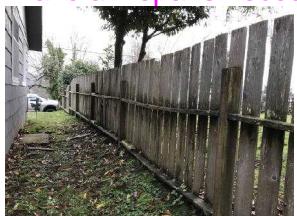
7. Vegetation: Shrubs - Recommend that all ground vegetation be trimmed at a minimum of 12inches away from contact with siding to promote air circulation failure to maintain adequate clearance can result in moisture intrusion into siding and associate damage/wood rot. Tree limbs over hang the roof should also be cut back.



8. 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. Fences: Wood - I noticed a few of the fence boards were damaged and should be repaired missing sections along the backside of the fence and the steep embankment could pose a fall safety issue and recommend that a barrier be put back in this location to prevent any falls. A qualified contractor is recommended to evaluate and make all repairs necessary.



Exterior

10. 1st Floor Exterior Surface Type: Cedar - Appears to be the original siding. I noticed a few areas where it was patch in and other areas where caulking or other fillers were used. The skirting along the side of that house that are in contact with the ground. This is a conducive conditions fro wood destroying organisms. Wood products

Marginal Summary (Continued)

Type: (continued)

that are in contact with the ground also tend to rot out over time. Future repairs can be expected. Caulking is needed: I recommend that exterior of structure be (re)caulked as needed to prevent moisture intrusion and that this practice be preformed yearly as part of an annual maintenance program. Proper maintenance involves detailed caulking of any joint, seam or penetration (windows, doors, pipes, wires, nail heads etc.) of the siding.



11. Trim: Wood - Noted at the back of the house peeling paint around some of the window trim and this should be repainted and caulked to prevent wood damages. A qualified person is recommended to make these repairs.



12. Patio Door: Vinyl sliding - I recommend caulking around the back sliding glass door.
13. Windows: Vinyl slider wood casement - Some of the windows appear to be updated some appear to be possibly the original. The older single pane windows should be updated in the future. This will help with energy savings.
All exterior seams should be (re)caulked as needed to prevent moisture intrusion. Particular attention should be given to penetrations (doors, windows, light fixtures, pipes, wires etc.) I recommend using a high quality, paintable exterior caulk. This should be done on an annual basis as part of a general home maintenance procedure.



14. Window Screens: Vinyl mesh - I noticed some of the window screens were damaged or broken and should be repaired by a qualified person.



Marginal Summary (Continued)

15. Hose Bibs: Gate - This is an older home and recommend that anti siphon frost free hose bibs be installed to help prevent back flow.. The exterior hose bib was noted at 110psi. This is on the higher side for water pressure. Higher water pressure can put extra strain on the plumbing fittings and fixtures. Normal water pressure is around 40-70psi. A pressure reducer valve might be necessary at the main to help reduce pressure down to normal level. A plumbing contractor would be recommended to consult and possibly add if deemed necessary.



Roof

16. 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. Downspouts: Aluminum - Extensions such as splash blocks or drain pipes for some downspouts were mis-aligned. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair, replace or install as necessary.



18. West Chimney Chimney: Metal pipe - The metal chimney pipe is rusting in areas and should be painted. Being this house is in the harbor this will eventually need to be replaced at some point in the future.



19. West Chimney Flue/Flue Cap: Metal - Gaps in the sealing noted these are areas where moisture intrusion could happen. I recommend a qualified person properly seal around the cap.



Marginal Summary (Continued)

20. West Chimney Chimney Flashing: Galvanized - It was starting to rust at the base is well eventually you need to be repainted or needs to be replaced and future.



Garage/Carport

21. Attached Garage Exterior Surface: Cedar
22. Attached Garage Walls: Paint



23. Attached Garage 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 damaged window be replaced as necessary by a qualified contractor.



24. 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.

25. Attached Garage Downspouts: Aluminum - Extensions such as splash blocks or drain pipes for some downspouts were mis-aligned. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair, replace or install as necessary.

Electrical

26. 120 VAC Branch Circuits: Copper - Evaluation by a licensed electrician is recommended
27. Recessed in wall Electric Panel Main Breaker Size: No single main breaker exists
28. Recessed in wall Electric Panel Breakers: Copper

Structure

29. Structure Type: Wood frame - At the time of the inspection, the Inspector observed few deficiencies in the condition of the home structure. Notable exceptions will be listed in this report. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. Modern requirements
The home was old and would not meet modern building codes. Homes are not required to be updated to meet new building codes as they are enacted. Homes are inspected within the context of their age, location, general quality, and building practices common at the time the home was built.
30. Foundation: Earth - This house has no foundation this is an old style of post and pier. Inspector recommends you inquire about living in a house that has no foundation versus a house on post and pier.

Marginal Summary (Continued)

31. Beams: Solid wood



32. Joists/Trusses: 2x8 - Joists have been modified and will require evaluation. It appears under the bathroom area Joist have been modified cut or added on to and where one of the Joist is sister onto it should be further looked at by a contractor and repaired.



33. Piers/Posts: Block piers and posts - I noticed a few of the posts were placed in areas where a slope was present it appears erosions has been occurring and the posts are starting to slip. These posts might need to be relocated over time as this erosion continues. It appears to be in OK shape now but this could be something that might come up in the future and will need to be addressed. Improvements are recommended in this area should be monitored for any further movement .A second opinion might be necessary for these posts in this location by a qualified licensed structural contractor.



34. Subfloor: Dimensional wood - It appears new sub floor was installed in the bathroom area.



Attic

35. Main Attic Roof Framing: Rafter



36. Main Attic Sheathing: Dimensional wood - Discoloring due to moisture from poor ventilation and old age.



37. Main Attic Ventilation: Roof and soffit vents - 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 moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying

Marginal Summary (Continued)

Ventilation: (continued)

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.

38. Main Attic Vermin There appears to be evidence of rodent activity in the attic space. Signs of rodent droppings urine stains nesting was noted. I recommend that a professional exterminator block any points of entry for rodents into attic space and eliminate any remaining rodents. Insulating 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

39. Main Crawl Space Moisture Penetration: Appears previous moisture intrusions - Evidence of prior water intrusion was found in or more locations of the crawl space. For example, sediment stains on the vapor barrier. Accumulated water is a conducive condition for wood destroying insect and organisms and should not be present in the crawl space. The client should review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulation water, especially after heavy and or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating 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.

40. 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. I noticed a few areas in the crawl space where insulation has been damaged by pests. This can lead to increased heat loss. I recommend a qualified persons replace any damaged insulation and to clean any and all damaged insulation out of the crawl space.**



41. Main Crawl Space Vapor Barrier: Under entire home - Found several areas in the crawl space where bare ground was showing. This can allow for excess amounts of moisture to be introduced into the crawl space. This is a conducive condition for WDO wood destroying organisms and fungal growth. Recommend a qualified persons remove all wood scraps and debris from under the house and to redistribute the vapor barrier so it overlaps at the seam and no bare ground is showing.

Crawl Space (Continued)

Vapor Barrier: (continued)



42. Main Crawl Space Electrical: 110 VAC

Fireplace/Wood Stove

43. Living Room Fireplace Freestanding Stove: Decorative - Inspector recommends an outlet be installed to plug-in for the blower motor on the fireplace extension cords are a temporary fix and an outlet should be installed in the appropriate location for this blower motor.



44. Living Room Fireplace Fireplace Construction: Prefab - I was unable to test of the blower on this gas-fired fireplace. The inspector recommends a plug be installed at the appropriate location to properly plugged in to power the blower motor for this gas fireplace.



Plumbing

45. Service Line: Copper - Excessive pressure noted at 110psi. at the exterior hose bib. The main line coming into the house also appears to be 1/2 line and appears to be the original. I believe 1 or 3/4 service lines are what are standard. A Pressure reducer valve might be required at the main to run to reduce pressure to a more normal level of between 40 and 80 psi. A qualified plumbing contractor would be necessary to make these improvements if necessary.



46. Drain Pipes: Cast iron and ABS - It appears some of the drain lines under the house had been updated. I did notice some of the original cast iron and galvanized drain pipes were still in use. At some point in the future these will all need to be updated but appeared to be functioning at the time of inspection. From the house out to the street was not visible and not inspected and cannot be confirmed what type of materials are used from the house to the street.



Marginal Summary (Continued)

Bathroom

47. 1st floor main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - The tub was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. you may wish have this condition investigated by a plumbing contractor.



Kitchen

48. 1st Floor Kitchen Disposal: In-Sinkerator - The debris in the disposer should be cleaned out to help this disposer run better.

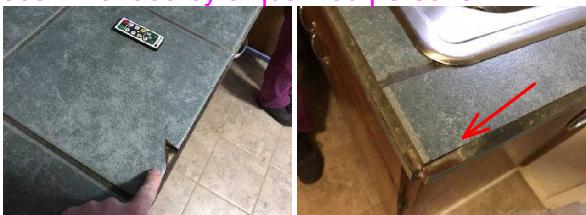
49. 1st Floor Kitchen Sink: Stainless Steel

50. 1st Floor Kitchen Electrical: 110 VAC - Open or missing ground. Non-GFCI circuit -recommend GFCI circuit be installed. I also noticed open junction box in the hallway should have a cover plate over it to prevent any electrocution. Qualified electrical contractor is recommended to evaluate and make all updates and repairs necessary.



51. 1st Floor Kitchen Plumbing/Fixtures: PVC

52. 1st Floor Kitchen Counter Tops: tile - I noticed some broken and chipped tiles in the counter top. Repairs are recommended by a qualified persons.



53. 1st Floor Kitchen 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.



54. 1st Floor Kitchen Windows: Non-opening - The older single pane window in the kitchen should be updated.



Bedroom

55. North Bedroom Closet: Single small

Marginal Summary (Continued)

56. North Bedroom Electrical: 110 VAC - 3-prong outlets, ungrounded system- QC

Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.



Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

57. Master Bedroom Closet: Single small - The closet doors were missing and should be installed by a qualified contractor.

58. Master Bedroom Floor: Carpet

59. Master Bedroom Electrical: 110 VAC - Open or missing ground, 3-prong outlets, ungrounded system- QC

Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.



Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

Marginal Summary (Continued)

60. Front Bedroom Windows: Non-opening - non operable windows both were fixed.



Living Space

61. 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.



62. Living Room Living Space Electrical: 110 VAC - Ungrounded 2-prong- QC

The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Adding equipment grounding and a service grounding system will also increase home safety.

Laundry Room/Area

63. 1st Floor Laundry Room/Area Dryer Vent: Rigid metal - 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.

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. Driveway: Concrete - Heavy cracks in the surface of the driveway. Future repairs can be expected.



2. Walks: Concrete - I noticed the front walkway by the front entry. The slabs of concrete were sloped towards a house. Under heavy rain conditions this can lead to water pooling around the foundation and entering the crawlspace. Corrections/repairs are recommended to help divert water away from the house.



3. Steps/Stoops: Concrete - The front stairs were missing grab bars handrails on the lower set of stairs. The upper step towards the front porch had an open handrail on one side and no barrier on the other side. This could lead to potential falls on slips qualified contractor is recommended to evaluate and install handrails in this location for safety.



4. Deck: Stained wood - When inspecting the deck i noticed the handrails were wobbly and the stairs had an open handrail. This is a fall hazard for children. I also noticed the back shed had a deck around it and the handrails were missing from that deck. Handrail need to be install around that deck or blocked off to prevent any falls. That is concerning and is a big drop off. A qualified contractor is recommended to install handrails at that location. The front deck had a few boards that were starting to rot out and should also be replace at that time. Ledger- nails only- QC

The deck ledger board was attached to the home with nails only. While no failure was seen at the time of the inspection and this was standard practice for many years, the modern standard fastener schedule for attachment of the deck to the home structure is one 1/2-inch lag screw installed every two feet, staggered up and down.

All mildew should be cleaned and removed from the back deck to help prevent slips and falls.



5. 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.

Lots and Grounds (Continued)

Exterior Surface Drain: (continued)



6. Fences: Wood - I noticed a few of the fence boards were damaged and should be repaired missing sections along the backside of the fence and the steep embankment could pose a fall safety issue and recommend that a barrier be put back in this location to prevent any falls. A qualified contractor is recommended to evaluate and make all repairs necessary.



Exterior

7. Trim: Wood - Noted at the back of the house peeling paint around some of the window trim and this should be repainted and caulked to prevent wood damages. A qualified persons is recommended to make these repairs.



8. Windows: Vinyl slider wood casement - Some of the windows appear to be updated some appear to be possibly the original. The older single pane windows should be updated in the future. This will help with energy savings.

All exterior seams should be (re)caulked as needed to prevent moisture intrusion. Particular attention should be given to penetrations (doors ,windows, light fixtures pipes, wires etc.) I recommend using a high quality, paintable exterior caulk. This should be done on an annual basis as part of a general home maintenance procedure.



9. Window Screens: Vinyl mesh - I noticed some of the window screens were damaged or broken and should be repaired by a qualified person.



Defective Summary (Continued)

10. Exterior Lighting: Surface mount - Exposed wiring noted at the back porch. This poses a shock safety issues and should be corrected by a licensed electrical contractor prior to closing.



11. Exterior Electric Outlets: 110 VAC - When inspecting the backside of the house i noticed an exposed electrical wiring it appears it is going to the back shop but was not in a proper weatherproof conduit and was broken in several places this poses a major safety electrocution risk and recommend a qualified electrical contractor evaluate and route the electrical into a conduit. This wiring was severely damaged in multiple places and will need to be replaced also.



12. Hose Bibs: Gate - This is an older home and recommend that anti siphon frost free hose bibs be installed to help prevent back flow.. The exterior hose bib was noted at 110psi. This is on the higher side for water pressure. Higher water pressure can put extra strain on the plumbing fittings and fixtures. Normal water pressure is around 40-70psi. A pressure reducer valve might be necessary at the main to help reduce pressure down to normal level. A plumbing contractor would be recommended to consult and possibly add if deemed necessary.



Roof

13. 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.



14. West Chimney Flue/Flue Cap: Metal - Gaps in the sealing noted these are areas where moisture intrusion could happen. I recommend a qualified person properly seal around the cap.



Defective Summary (Continued)

Garage/Carport

15. Attached Garage Electrical: 110 VAC - The exposed electrical wiring should be properly attached is loose in a few areas recommend a qualified persons attach the wiring so it is not loose. I also noticed a broken damaged outlet that should be replaced along with the wiring repairs. Open or missing grounds were noticed at all three plug outlet this poses a safety issue this gives the fall sense that the outlet is grounded when it is not properly grounded. The evaluation and all repairs is recommended from a licensed electrician



16. Attached Garage 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 damaged window be replaced as necessary by a qualified contractor.



Electrical

17. Smoke Detectors: none - I was unable to locate smoke detectors or carbon monoxide detectors in the house. This poses a major fire and health safety risk to the occupants. Inspector recommends smoke alarms be installed in the house Along with carbon monoxide detectors for the safety of the occupants. A qualified contractor is recommended to install all smoke and carbon oxide detectors in all required locations. 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 one 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.

18. Recessed in wall Electric Panel Manufacturer: Zinsco - Zinsco

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



Defective Summary (Continued)

19. Recessed in wall 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/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. Missing in the kitchen

Structure

20. Structure Type: Wood frame - At the time of the inspection, the Inspector observed few deficiencies in the condition of the home structure. Notable exceptions will be listed in this report. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. Modern requirements

The home was old and would not meet modern building codes. Homes are not required to be updated to meet new building codes as they are enacted. Homes are inspected within the context of their age, location, general quality, and building practices common at the time the home was built.

21. Joists/Trusses: 2x8 - Joists have been modified and will require evaluation. It appears under the bathroom area Joist have been modified cut or added on to and where one of the Joist is sister onto it should be further looked at by a contractor and repaired.



22. Piers/Posts: Block piers and posts - I noticed a few of the posts were placed in areas where a slope was present it appears erosions has been occurring and the posts are starting to slip. These posts might need to be relocated over time as this erosion continues. It appears to be in OK shape now but this could be something that might come up in the future and will need to be addressed. Improvements are recommended in this area should be monitored for any further movement .A second opinion might be necessary for these posts in this location by a qualified licensed structural contractor.



Attic

23. Main Attic Insulation: Fiberglass - Large areas of missing insulation over the bedrooms and living room areas of the attic space. the other locations were maybe 2 inches of insulation. Inadequate insulation levels- QC Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.



24. Main Attic Insulation Depth: 1" - Insufficient insulation present Throughout the attic space. A qualified insulation contractor is recommended to evaluate and add insulation throughout the attic space to bring up to todays building and energy standards.

Defective Summary (Continued)

25. Main Attic Wiring/Lighting: K&T Knob and Tube - Energized K&T- QC

Energized knob and tube wiring visible in the attic was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows:

- Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard.
- With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard.
- Knob and tube wiring is designed to dissipate heat to the surrounding air.

When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard.

The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.



26. Main Attic Bathroom Fan Venting: Electric fan - Exhaust fan duct is disconnected in the attic.

This condition results in excessive moisture being introduced into the attic and can lead to discoloration and wood rot conditions. Recommend the duct(s) be reconnected to the roof termination cap.



Crawl Space

27. 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. I noticed a few areas in the crawl space where insulation has been damaged by pests. This can lead to increased heat loss. I recommend a qualified persons replace any damaged insulation and to clean any and all damaged insulation out of the crawl space.



28. Main Crawl Space Vapor Barrier: Under entire home - Found several areas in the crawl space where bare ground was showing. This can allow for excess amounts of moisture to be introduced into the crawl space. This is a conducive condition for WDO wood destroying organisms and fungal growth. Recommend a qualified persons remove all wood scraps and debris from under the house and to redistribute the vapor barrier so it overlaps at the seam and no bare ground is showing.

Crawl Space (Continued)

Vapor Barrier: (continued)



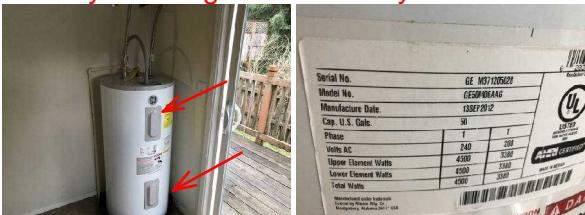
29. Main Crawl Space Vermin There appears to be evidence of rodent activity in the Crawl space. Signs of rodent droppings urine stains nesting was noted. I recommend that a professional exterminator block any points of entry for rodents into Crawl space space and eliminate any remaining rodents. Insulation 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.

Heating System

30. Main Heating System Heating System Operation: Recommend replacement - Inspector noticed none of the wall mount electric heaters were working in any of the bedrooms living room kitchen etc. This poses A major concern considering the bedrooms have no heat source that works. The heaters also appear to be the original which were non-functioning and were at the age of needing to be replaced. A complete and thorough evaluation from a licensed electrical contractor to repair and replace all damaged heaters throughout the house prior to closing.
31. Main Heating System Distribution: Baseboard - A qualified heating system contractor is recommended to evaluate and make all repairs.
32. Thermostats: Individual - A qualified contractor is recommended to evaluate and estimate repairs. None of the thermostats responded when tested some more broken or missing. Repairs are needed

Plumbing

33. Utility Room 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.



Bathroom

34. 1st floor main Bathroom Toilets: 1 1/2 Gallon Tank - Moister present at toilet base. Recommend replacing wax ring. In this bathroom, The inspector recommends re-attached by a qualified contractor. In this bathroom, Moisture meter readings indicated moisture levels in the floor around the base of the toilet. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends that this gasket be replaced be preformed by a qualified plumbing contractor to avoid subfloor damage from decay.

Bathroom (Continued)

Toilets: (continued)



Kitchen

35. 1st Floor Kitchen Dishwasher: Kenmore - The dishwasher is nonfunctional and not hooked up at the time of inspection. Repairs and connections are needed for this unit to run by a qualified contractor.



36. 1st Floor Kitchen Electrical: 110 VAC - Open or missing ground. Non-GFCI circuit -recommend GFCI circuit be installed. I also noticed open junction box in the hallway should have a cover plate over it to prevent any electrocution. Qualified electrical contractor is recommended to evaluate and make all updates and repairs necessary.



37. 1st Floor Kitchen Counter Tops: tile - I noticed some broken and chipped tiles in the counter top. Repairs are recommended by a qualified persons.



38. 1st Floor Kitchen HVAC Source: Wall mount electric heater - Heating system inoperable at the time of inspection. I recommend a licensed electrical contractor elevated and make all repairs/replacement necessary



Bedroom

39. North Bedroom Doors: none - The bedroom door was missing and a qualified contractor is recommended to install a door at this location.



Defective Summary (Continued)

40. North Bedroom Electrical: 110 VAC - 3-prong outlets, ungrounded system- QC
Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.
Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:
1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.
41. North Bedroom HVAC Source: Convection baseboard - Non functioning at time of inspection. A licensed contractor is recommended to evaluate and make all repairs or replacement necessary.
42. Master Bedroom HVAC Source: Convection baseboard - Heating system inoperable and recommend a complete evaluation and all repairs or replacements from a licensed electrical contractor.
43. Front Bedroom Doors: none - The bedroom door was missing and a qualified contractor is recommended to make all repairs and installations necessary.
44. Front Bedroom Windows: Non-opening - non operable windows both were fixed.



Defective Summary (Continued)

45. Front Bedroom HVAC Source: Convection baseboard - Heating system inoperable and should be repaired or replaced by a licensed contractor.



Living Space

46. Living Room Living Space HVAC Source: Convection baseboard - Heating system was inoperable. Further evaluation and repairs or replacement is recommended by a licensed contractor.

Safety Issue Summary

Lots and Grounds

1. Steps/Stoops: Concrete - The front stairs were missing grab bars handrails on the lower set of stairs. The upper step towards the front porch had an open handrail on one side and no barrier on the other side. This could lead to potential falls or slips. A qualified contractor is recommended to evaluate and install handrails in this location for safety.



2. Deck: Stained wood - When inspecting the deck I noticed the handrails were wobbly and the stairs had an open handrail. This is a fall hazard for children. I also noticed the back shed had a deck around it and the handrails were missing from that deck. Handrails need to be installed around that deck or blocked off to prevent any falls. That is concerning and is a big drop off. A qualified contractor is recommended to install handrails at that location. The front deck had a few boards that were starting to rot out and should also be replaced at that time. Ledger- nails only- QC

The deck ledger board was attached to the home with nails only. While no failure was seen at the time of the inspection and this was standard practice for many years, the modern standard fastener schedule for attachment of the deck to the home structure is one 1/2-inch lag screw installed every two feet, staggered up and down.

All mildew should be cleaned and removed from the back deck to help prevent slips and falls.



Exterior

3. Exterior Lighting: Surface mount - Exposed wiring noted at the back porch. This poses a shock safety issue and should be corrected by a licensed electrical contractor prior to closing.



4. Exterior Electric Outlets: 110 VAC - When inspecting the backside of the house I noticed an exposed electrical wiring. It appears it is going to the back shop but was not in a proper weatherproof conduit and was broken in several places. This poses a major safety electrocution risk and recommend a qualified electrical contractor evaluate and route the electrical into a conduit. This wiring was severely damaged in multiple places and will need to be replaced also.

Exterior (Continued)

Exterior Electric Outlets: (continued)



Electrical

5. 120 VAC Branch Circuits: Copper - Evaluation by a licensed electrician is recommended
6. Conductor Type: Knob and tube and romex - Evaluation by a licensed electrician is recommended, Energized K&T- QC

Energized knob and tube wiring visible in the attic was commonly installed prior to 1950.

It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows:

- Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard.
- With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard.
- Knob and tube wiring is designed to dissipate heat to the surrounding air.



When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard.

The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.

7. Smoke Detectors: none - I was unable to locate smoke detectors or carbon monoxide detectors in the house.

This poses a major fire and health safety risk to the occupants. Inspector recommends smoke alarms be installed in the house Along with carbon monoxide detectors for the safety of the occupants. A qualified contractor is recommended to install all smoke and carbon oxide detectors in all required locations. 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 one 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.

8. Recessed in wall Electric Panel Manufacturer: Zinsco - Zinsco

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



Safety Issue Summary (Continued)

9. Recessed in wall 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/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. Missing in the kitchen

Attic

10. Main Attic Wiring/Lighting: K&T Knob and Tube - Energized K&T- QC

Energized knob and tube wiring visible in the attic was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Problems with knob and tube wiring are as follows:

- Limited wire gauge in conjunction with the use of modern appliances may result in wire overheating; a potential fire hazard.
- With repeated overheating/cooling cycles, insulation encapsulating the wire conductors can become brittle, deteriorated and cracked, resulting in energized electrical conductors becoming exposed to touch: a shock/electrocution and fire hazard.
- Knob and tube wiring is designed to dissipate heat to the surrounding air.

When covered by thermal insulation (a common condition in attics), wiring is often no longer able to dissipate heated adequately and becomes a potential fire hazard.

The Inspector recommends evaluation of all knob and tube wiring by a qualified electrical contractor with whom you should consult concerning the possibility of wiring replacement.

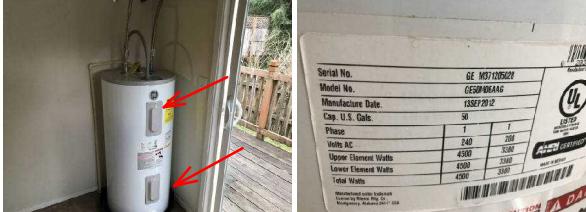


Heating System

11. Main Heating System Heating System Operation: Recommend replacement - Inspector noticed none of the wall mount electric heaters were working in any of the bedrooms living room kitchen etc. This poses A major concern considering the bedrooms have no heat source that works. The heaters also appear to be the original which were non-functioning and were at the age of needing to be replaced. A complete and thorough a evaluation from a licensed electrical contractor to repair and replace all damaged heaters throughout the house prior to closing.

Plumbing

12. Utility Room 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.



Safety Issue Summary (Continued)

Kitchen

13. 1st Floor Kitchen Electrical: 110 VAC - Open or missing ground. Non-GFCI circuit -recommend GFCI circuit be installed. I also noticed open junction box in the hallway should have a cover plate over it to prevent any electrocution. Qualified electrical contractor is recommended to evaluate and make all updates and repairs necessary.



Bedroom

14. North Bedroom Electrical: 110 VAC - 3-prong outlets, ungrounded system- QC
Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.



Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

15. Master Bedroom Electrical: 110 VAC - Open or missing ground, 3-prong outlets, ungrounded system- QC

Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such.



Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection

Safety Issue Summary (Continued)

Electrical: (continued)

device (usually a breaker) with a GFCI receptacle.

3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.