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INSPECTION REPORT

PREPARED FOR:

Sample Report

INSPECTION ADDRESS

INSPECTION DATE

9/9/2007

GENERAL INFORMATION

Inspection Address:
Inspection Date: 9/9/2007
Inspected by: Michael Linde WSDA License #64842

Client Information: Sample Report
Furnished: Yes

Structure Style: Single Family

Structure Orientation: North

General Property Conditions

Report File: Sample Home Inspection

SCOPE OF WORK

You have contracted with Northwest Building Inspections to perform a general inspection in accordance with the standards of practice established by the Washington State Pest Control Association and the American Society of Home Inspectors, a copy of which is available upon request. General inspections are essentially visual, and distinct from those of specialty contractors, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a general inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialty contractors, and it is not intended to be. The purpose of a general inspection is to identify significant defects or adverse conditions that would warrant a specialty contractor's evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. Although thorough, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978 are generally assumed to be free of lead and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family. We do not have the expertise or the authority to evaluate environmental contaminants, such as asbestos, radon, methane, formaldehyde, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, if observed, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency (EPA), which you can read online at www.epa.gov.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. There are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos

group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. With that said, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to inquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. When in use as a component of a waste system, it does not constitute a viable health threat. But, as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home built before 1978. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Section 1.0 - Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, retaining walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables unless specifically requested, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

Site & Other Observations

Underground Fuel Storage Tank

Further Evaluation or Monitor

1.1 - Evidence suggests that there may be an underground fuel storage tank located somewhere on the property. A pipe protruding through the floor in the laundry room is a size and shape similar to that of a vent pipe for an underground fuel storage tank. Also, the forced-air furnace located in the crawlspace is fueled by natural gas. Considering the age of the house and that natural gas was unavailable until relatively recently, it is assumed that the house was heated by a different type of heat source until the gas furnace was installed. We were unable to verify or confirm the presence of a tank. However, you should consider contacting the Seattle Fire Marshall's office to see if any record of an underground fuel storage tankon this property exists.

Underground fuel storage tanks typically last about 40 years. There is always a potential for these tanks to leak fuel into the surrounding soils. If a fuel tank is present, we recommend contacting an environmental consultant to assess the soil conditions and have the tank professionally removed or filled and capped before the close of escrow as remediation related to fuel contamination can be costly.

Some counties, such as King County, require underground fuel storage tanks to be removed if they have not been in service for more than a year. King County bulletin #44 states: "Tanks and piping serving oil-burning equipment which have been out of service for a period of one year shall be removed from the ground or abandoned in place in accordance with Section 3404.2.13.1.3 of the International Fire Code".

Grading & Drainage

General Comments & Description

Informational

1.2 - The ideal property will have soils that slope away from the residence, and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. Even when there is no evidence of moisture intrusion, if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor.

Furthermore, we cannot guarantee the condition of any subterranean drainage system.

Grading

Informational

1.3 - There is an adequate difference in elevation between the exterior grade and the siding that should ensure that moisture intrusion would not threaten the living space.

House Wall Finish

House Wall Finish Type

Informational

1.4 - The house walls are clad with wood siding.

House Wall Finish Observations

Marginal or Upgrade

1.5 - Vegetation is in contact with the exterior walls, and although these trees and plants are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or at least pruned to 12 inches away from the structure.

1.6 - The paint is peeling on the siding and trim boards. Recommend re-caulking and painting the house in the near future to prevent damage to the cladding materials.

Needs Repair and/or Safety Issue

1.7 - Beneath the rear steps, a large hole through the foundation is allowing rodents and animals to enter the crawlspace. Recommend covering this area to prevent future entry by rodents and animals.

Exterior Components

Driveways

Informational

1.8 - The driveway is in acceptable condition.

Steps & Handrails

Marginal or Upgrade

1.9 - The handrail on the front steps does not conform to today's safety standards. Common safety standards require that guardrail pickets should be no more than 4 inches apart and the top of the guardrail be a minimum of 34 inches and a maximum of 38 inches high. Recommend a qualified contractor upgrade this handrail for safety reasons.

Fences & Gates
Marginal or Upgrade
1.10 - Sections of the fence are leaning or damaged and should be repaired or replaced.

Exterior Doors
Informational
1.11 - The exterior doors are in acceptable condition.

Windows
Informational
1.12 - Most of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.

Needs Repair and/or Safety Issue
1.13 - On the west wall, the two windows in the crawlspace are broken and are allowing rodents and animals to enter the crawlspace. Recommend replacing the glass or installing a heavy gauge screen over the top of the openings.

Screens

Marginal or Upgrade

1.14 - A few of the window screens are damaged, and you may wish to have them repaired.

Section 2.0 - Roof

Composition Shingle Roof

General Comments & Description

Informational

2.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. Typically, these types of roofs are warranted by manufacturers to last from twenty to thirty-five years, and are often guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation.

The first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof.

Estimated Age

Informational

2.2 - Although just an estimate based on visual observation, this roof appears to be approximately five to ten years old. You should request the installation permit from the sellers, which should reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Marginal or Upgrade

2.3 - The roofing material over the main house is in acceptable condition. However, the roofing material over the laundry room area at the rear of the house is old and should be replaced in the next few years.

Gutters & Drainage

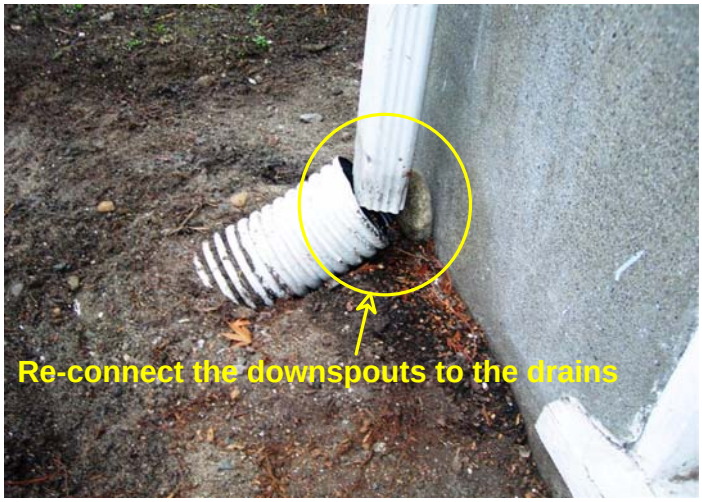
Informational

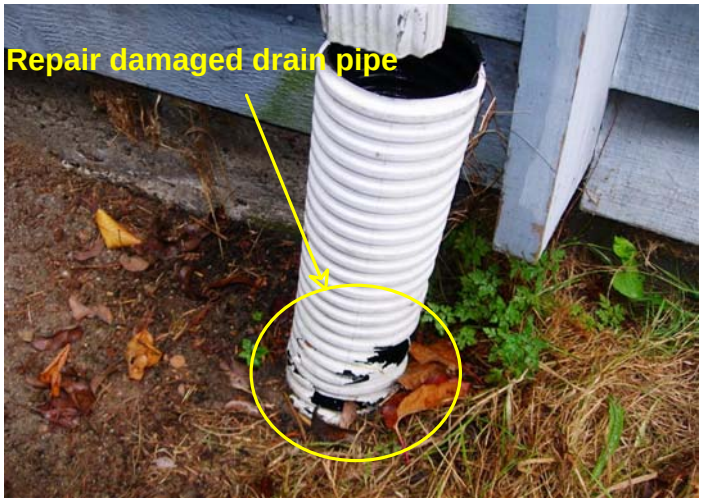
2.4 - The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts. But, they should function as they were intended.

Needs Repair and/or Safety Issue

2.5 - Drainage is facilitated by the gutters discharging into underground drains. Although this system is very effective for diverting water away from the structure, its effectiveness depends on the gutters, downspouts and underground drains being kept clean and unobstructed.

Several of the downspouts on this house are not properly connected to the underground drains, and one underground drain pipe (at the SW corner of the house) is damaged. Recommend repairing the one damaged drain and re-connecting the downspouts to the drains properly.


Re-connect the downspouts to the drains


Repair damaged drain pipe

Section 3.0 - Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys is considered a Level-One inspection, which is purely visual and not to be confused with Level-Two and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability. If there is reason to believe the chimney may be inadequate or non-functional, we recommend that they be video-scanned before the close of escrow.

We strongly recommend that all wood-burning stovepipes/chimneys be professionally cleaned prior to use upon purchasing a home, unless the seller is able to provide documentation stating chimneys and/or flues were professionally cleaned within the past year.

Main Chimney

General Unlined Masonry Comments

Further Evaluation or Monitor

3.1 - Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow.

Common Observations

Needs Repair and/or Safety Issue

3.2 - The mortar at the top of the chimney has deteriorated and should be serviced by a qualified masonry contractor.

Weather Cap-Spark Arrestor

Needs Repair and/or Safety Issue

3.3 - The chimney does not have a weather cap/spark arrestor. Recommend installing a weather cap/spark arrestor.

Chimney Flashings

Needs Repair and/or Safety Issue

3.4 - There is no counterflashing between the chimney wall and the roof, and only mastic that must be kept sealed. There is a fresh patch in the ceiling of the upstairs bedroom next to the chimney, which indicates that the chimney flashings are leaking and damaging the ceiling materials. Recommend having a licensed roofing contractor install new chimney flashings and counterflashing on the chimney.

Chimney Flue

Needs Repair and/or Safety Issue

3.5 - The flue is an unlined type that would not be approved by current safety standards, which require the use of flue liners. The chimney is in poor condition. Furthermore, both the water heater and furnace exhaust into the chimney, which creates the potential of carbon monoxide seeping into the house. Recommend having a qualified chimney contractor install a metal flue liner.

Section 4.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than 36 inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. In such cases, we inspect the attic as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Method of Evaluation

Further Evaluation or Monitor

4.1 - The attic could not be inspected because no visible attic access was found. Recommend asking sellers to identify the existing attic access, or request that one be installed.

Section 5.0 - Structural

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings. However, some cracks can be considered structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible.

Raised Foundation Over Crawlspace

General Comments & Description

Informational

5.1 - This residence has a raised foundation. Such foundations permit access and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. Although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation. But, the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialty contractor, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. There is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. In the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist. This being said, this should not deter you from seeking the opinion of any such expert.

Description of Foundation Type

Needs Repair and/or Safety Issue

5.2 - The foundation was constructed in the early 1900s and would be costly to retrofit to meet current standards, which could include rebuilding it. The concrete that was used at the time was of poor quality and has been known to soften and deteriorate over time due to its lime content. Also, the dimensions of the footings were typically less. Therefore, simply adding bolts to soft undersized footings may add some seismic value but nothing that would approach current standards.

Project Impact states: "Significant changes in home earthquake design requirements over time have improved the performance of newer homes in earthquakes. However, a wood-framed home built before the mid-1970's may not be connected to its foundation adequately enough to ride out an earthquake without sliding off the foundation. Installing proper straps, anchors, and bolts provides more stability and reduces the need for expensive repairs or replacement after an earthquake". You can learn more about Project Impact at www.seattle.gov/projectimpact.

With that being said, this house has been standing for 102 years, and does not appear to have any significant cracks in the foundation.

Method of Evaluation

Informational

5.3 - We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawlspace Observations

Needs Repair and/or Safety Issue

5.4 - The crawlspace is contaminated by rodents and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the crawlspace and its various components, such as ducts and insulation, but can eventually contaminate the living space as well.

5.5 - There is no vapor barrier installed on the dirt floor in the crawlspace. This is a conducive condition for wood destroying organisms. Recommend installing a 6-mil black plastic over all the exposed soil in the crawlspace.

Foundation or Stem Walls

Informational

5.6 - There is no significant cracking in the foundation walls.

Intermediate Floor Framing

Needs Repair and/or Safety Issue

5.7 - The following are issues related to the wood floor framing and wood support posts:

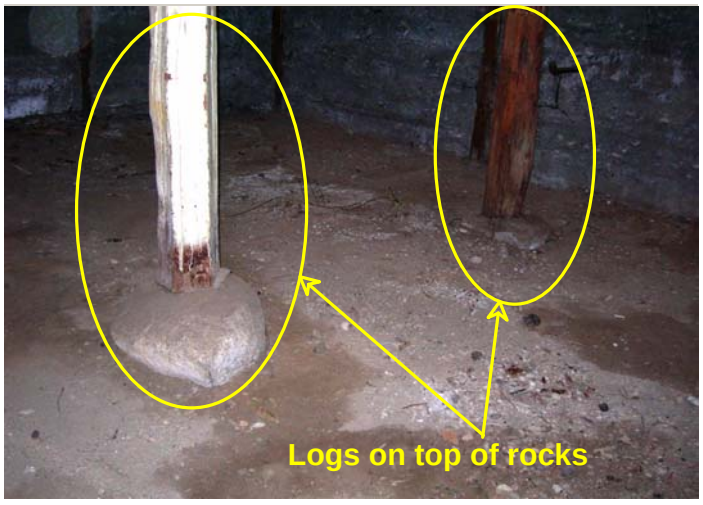
1) The support posts in the center of the crawlspace are old logs, which are supported by rocks sitting on the soil. This is inadequate and should be repaired. Recommend having a licensed contractor install concrete foundation footings and install new support posts.

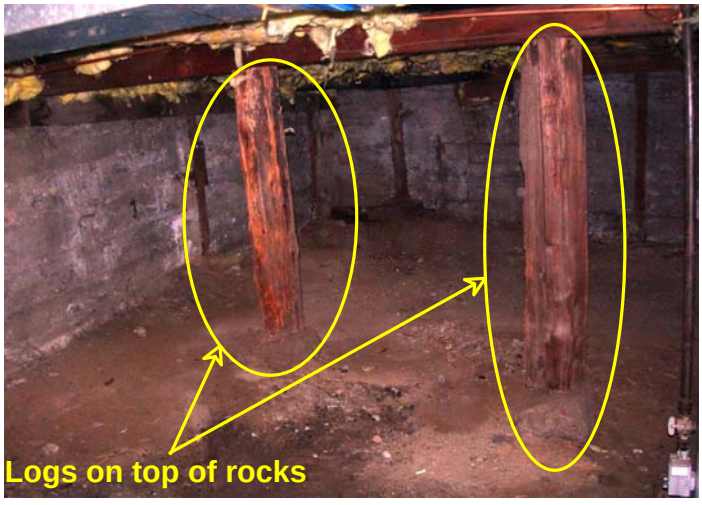
2) The house is not bolted to the foundation. Refer to comments in the foundation section.

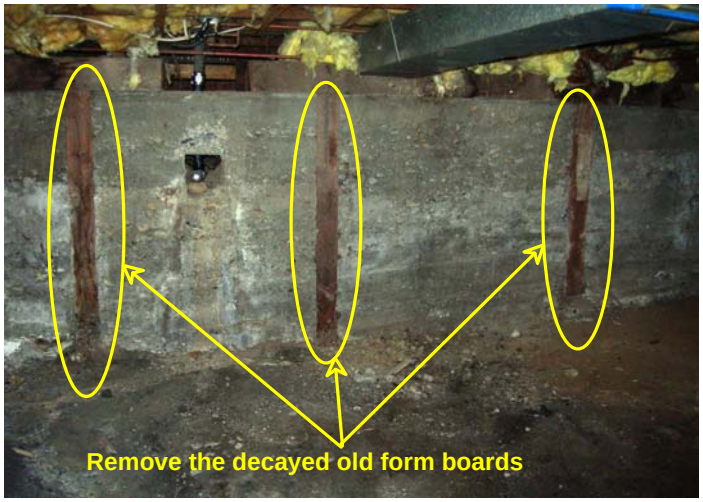
3) The wood formboards embedded in the foundation walls are completely decayed and/or infested with wood destroying insects. Recommend removing all the old formboards that are embedded in the foundation walls.

4) In the southwest corner of the crawlspace, the large wood mud sill board on top of the foundation wall is infested with termites. One floor joist in this area is also completely infested and significantly damaged. Recommend having a contractor replace the infested mud sill board and the damaged floor joist.

5) The floor insulation limited visibility on the floor framing. Due to the termite activity seen in other wood materials in the crawlspace, we recommend having a licensed pest control operator treat the floor framing materials for termites.



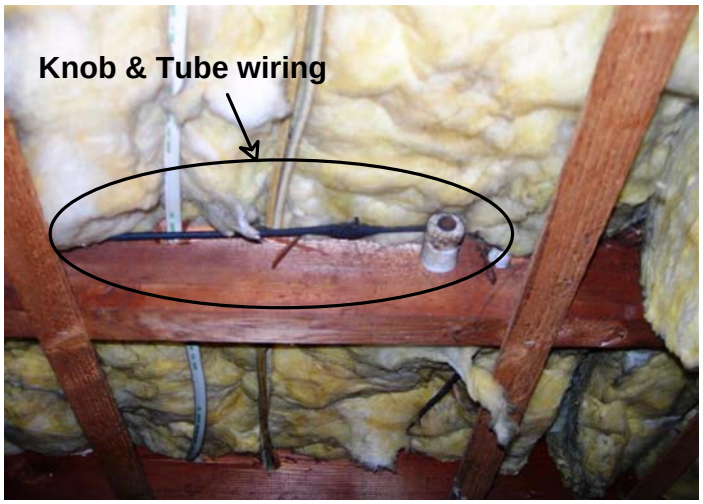




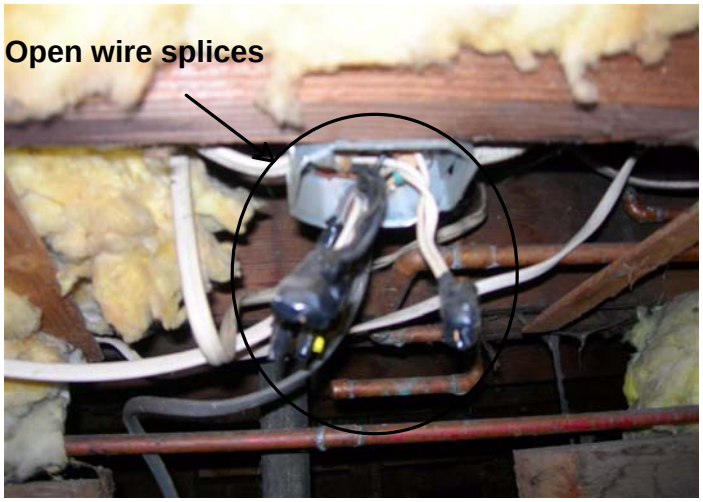
Electrical

Needs Repair and/or Safety Issue

5.8 - Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be replaced with new Romex wiring by a licensed electrician. The wire is very old and is buried in the insulation. This type of wire dissipates heat into the open air, so having the wire in contact with the insulation is considered a potential fire hazard.



5.9 - Several electrical connections within the crawlspace have been improperly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arching or sparking that could occur.


Open wire splices

Section 6.0 - Plumbing

Potable Water Supply Pipes

Water Main Location

Informational

6.1 - The main water shut-off valve is located at the front of the residence.

Copper & Galvanized Pipes

Informational

6.2 - The potable water pipes within this residence are galvanized, and are assumed to be original. They will produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, some of these pipes have been replaced with copper and CPVC plastic pipes.

Pipe Insulation

Marginal or Upgrade

6.3 - There are hot and cold water pipes running through the unheated crawlspace, which should be insulated to guard against freezing and energy loss.

Waste & Drainage Systems

General Comments & Description

Informational

6.4 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line.

Type of Material

Marginal or Upgrade

6.5 - The visible portions of the drainpipes are cast-iron. There are also portions of the drainpipes that are lead pipes, which would not be permitted by current environmental standards.

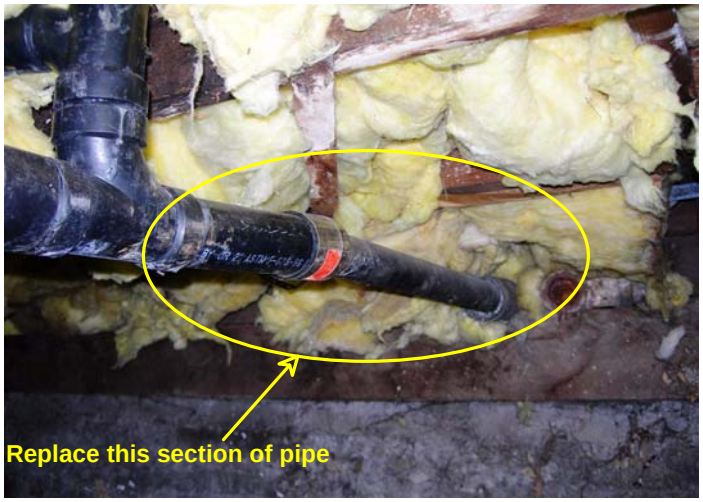
Drain Pipes Waste Pipes & Vent Pipes

Needs Repair and/or Safety Issue

6.6 - Due to the age of the house, we recommend having the main sewer drain video-scanned to confirm its true condition.

A video scanning contractor was on-site during the inspection but the sewer line could not be video scanned because the main drainpipe does not have a cleanout. Although one was never installed on the system, plumbers commonly identify this as being a deficiency and recommend installing one. Alternatively, the main drainpipe can typically be accessed by removing the toilet. Unfortunately, the flange bolts on the toilet in this house were completely rusted shut. Recommend having a licensed plumber install a cleanout on the main drain and then have the main drain video-scanned.

6.7 - The drain pipe that connects to the main drain at the rear of the crawlspace was not properly installed. The pipe is not sloped or sized properly. Recommend having a licensed plumber replace this section of plumbing drain pipe.



General Gas Components

Gas Main Shut-Off Location

Informational

6.8 - The gas main shut-off is located at the front of the residence .

Gas Main Observations

Marginal or Upgrade

6.9 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-off. As such tools are relatively inexpensive, we recommend that you buy one and leave it in-place on the valve.

Gas SupplyPipes

Needs Repair and/or Safety Issue

6.10 - Where it enters the crawlspace, the gas pipe is significantly rusted. Recommend replacing the rusted gas pipe.

Gas Water Heaters

General Gas Water Heater Comments

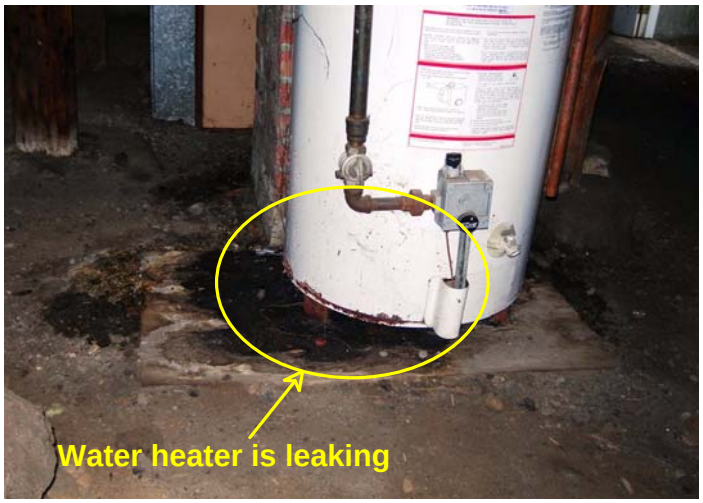
Informational

6.11 - There are a wide variety of residential water heaters that range in capacity from 15 to 100 gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than 15 years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 130 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Needs Repair and/or Safety Issue

6.12 - Hot water is provided by a 19 year old, 50 gallon water heater that is located in the crawlspace. The base of the water heater is completely rusted and is leaking onto the ground. Recommend having a licensed plumber replace the water heater. The installation of a new water heater should be permitted and include proper earthquake strapping and an expansion tank.



Section 7.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems, however, is that the national electrical code [NEC] is not retroactive. Therefore, many residential systems do not comply with the latest safety standards. In compliance with our standards of practice, we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand.

In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades.

We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. Arc faults cause thousands of electrical fires and hundreds of deaths each year. Therefore, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Service Entrance

Needs Repair and/or Safety Issue

7.1 - The utility company's overhead conductor lines, which are attached to the side of the house, are in contact with the metal downspout. If the insulation gets worn on the wire, there is a possibility of the wires energizing the downspout. Recommend having a licensed electrician, in concert with the utility company, install a taller weathermast so that the service wire is not in contact with the downspout.

Size and Location

Informational

7.2 - The residence is served by a 100 amp, 120/240 volt panel, located inside the crawlspace.

Panel Cover Observations
Informational

7.3 - The interior panel cover is in acceptable condition.

Wiring Observations
Informational

7.4 - The visible portions of the wiring inside the electrical panel have no visible deficiencies.

Needs Repair and/or Safety Issue

7.5 - Knob-and-tube wiring was observed in the crawlspace, so it is assumed a similar type of wiring is located in the attic space. Wiring in the attic space could not be confirmed due to access issues. (Please also refer to the electrical comments in the crawlspace/foundation section)

Circuit Breakers
Needs Repair and/or Safety Issue

7.6 - All upstairs bedrooms are on one 20-amp breaker. This includes the lights, outlets and in-wall electric heaters. The breaker trips when the heaters are in use. Recommend having a licensed electrician split the upstairs electricity onto two breakers--one for the heaters and the other for the lights and outlets.

Grounding
Informational

7.7 - The panel is grounded to a driven rod.

Section 8.0 - Heat

The components of most heating systems have a design-life ranging from 10 to 15 years, but can fail prematurely with poor maintenance. For this reason, we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .

Note that even the most modern gas-fired heating systems can produce carbon monoxide, which, in a sealed or poorly ventilated room, can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not heating contractors. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow. A furnace or heating contractor could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

Forced-Air Furnaces

Age & Location

Informational

8.1 - Central heat is provided by a 27 year-old forced-air furnace that is located in the crawlspace.

Furnace

Needs Repair and/or Safety Issue

8.2 - The furnace is functional. However, it is 27 years old which is beyond the commonly accepted design life of 15 years. There are metal flakes in the burner, which indicates the possibility of a cracked heat exchanger. If the furnace has a cracked heat exchanger, it is a major safety hazard. You may wish to have a licensed heating contractor evaluate the furnace for a second opinion but we believe your money would be better spent replacing the furnace.

Metal Ducting

Needs Repair and/or Safety Issue

8.3 - The heating ducts are not insulated and several are not connected, which is causing significant heat loss into the crawlspace. Recommend re-connecting all the heating ducts properly and then insulate the heating ducts.

Section 9.0 - Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks are generally not a structural concern. If a crack is atypical or larger than usual it will be noted in the report. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. Because the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Living Room

Flooring

Informational

9.1 - The floor has no significant defects.

Walls & Ceiling

Informational

9.2 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational

9.3 - The windows are functional.

Lights

Informational

9.4 - The lights are functional.

Outlets

Informational

9.5 - The outlets that were tested are functional.

Dining Room

Flooring

Informational

9.6 - The floor has no significant defects.

Walls & Ceiling

Informational

9.7 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational

9.8 - The windows are functional.

Lights
Informational
9.9 - The lights are functional.

Outlets
Informational
9.10 - The outlets that were tested are functional.

Section 10.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure.

We do not inspect the following items: refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring
Informational

10.1 - The floor has no significant defects.

Walls & Ceiling
Informational

10.2 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Informational

10.3 - The window is functional.

Countertop
Informational

10.4 - The countertop is in acceptable condition.

Cabinets
Marginal or Upgrade

10.5 - The floor of the sink cabinet is functional, but moisture damaged.

Sink
Needs Repair and/or Safety Issue

10.6 - There was no water to the kitchen sink at the time of the inspection. Recommend having a licensed plumbing contractor repair the sink.

Gas Range
Informational

10.7 - The gas range is functional, but was neither calibrated nor tested for its performance.

10.8 - The appliance is older than 10 years. You should expect increased maintenance costs because of the age.

Needs Repair and/or Safety Issue

10.9 - The range is not equipped with an anti-tip device, which prevents the range from tipping or its contents from spilling should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Exhaust Fan or Downdraft
Marginal or Upgrade

10.10 - The exhaust fan is functional and a type that vents internally. You may wish to upgrade the fan so it vents to the exterior.

Lights
Informational
10.11 - The lights are functional.

Outlets
Needs Repair and/or Safety Issue
10.12 - All of the countertop outlets should be upgraded to have ground fault protection (GFCI), which is mandated by current standards and is an important safety feature.

Section 11.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they operate properly and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1st Guest Bedroom

Location

Informational

11.1 - The first guest bedroom is located downstairs adjacent to the kitchen.

Doors

Marginal or Upgrade

11.2 - The door does not latch. Recommend adjusting the door.

Flooring

Informational

11.3 - The floor has no significant defects.

Walls & Ceiling

Informational

11.4 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational

11.5 - The windows that were unobstructed were checked, and found to be functional.

Closets

Informational

11.6 - The closet and its components are functional.

Lights

Informational

11.7 - The lights in the bedroom are functional.

Outlets

Needs Repair and/or Safety Issue

11.8 - There are three-pronged outlets installed where only two-pronged outlets were designed to be used. This improper installation creates an open ground condition, which is a safety hazard. Recommend having a licensed electrical contractor re-wire the outlets or at least install GFCI outlets and label them (NO EQUIPMENT GROUND).

2nd Guest Bedroom

Doors

Informational

11.9 - The door is functional.

Flooring

Informational

11.10 - The floor has no significant defects.

Walls & Ceiling
Informational
11.11 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Informational
11.12 - The windows that were unobstructed were checked, and found to be functional.

Closets
Informational
11.13 - The closet and its components are functional.

Lights
Informational
11.14 - The lights are functional.

Outlets
Informational
11.15 - The outlets that were unobstructed and able to be tested are functional.

3rd Guest Bedroom

Doors
Informational
11.16 - The door is functional.

Flooring
Informational
11.17 - The floor has no significant defects.

Walls & Ceiling
Marginal or Upgrade
11.18 - There is a patch in the ceiling. (Refer to the chimney flashing comment)

Dual-Glazed Windows
Informational
11.19 - The windows that were unobstructed were checked, and found to be functional.

Closets
Informational
11.20 - The closet and its components are functional.

Lights
Informational
11.21 - The lights are functional.

Outlets
Informational
11.22 - The outlets that were unobstructed and able to be tested are functional.

4th Guest Bedroom

Location

Informational

11.23 - The fourth guest bedroom is located upstairs at the front of the house.

Doors

Informational

11.24 - The door is functional.

Flooring

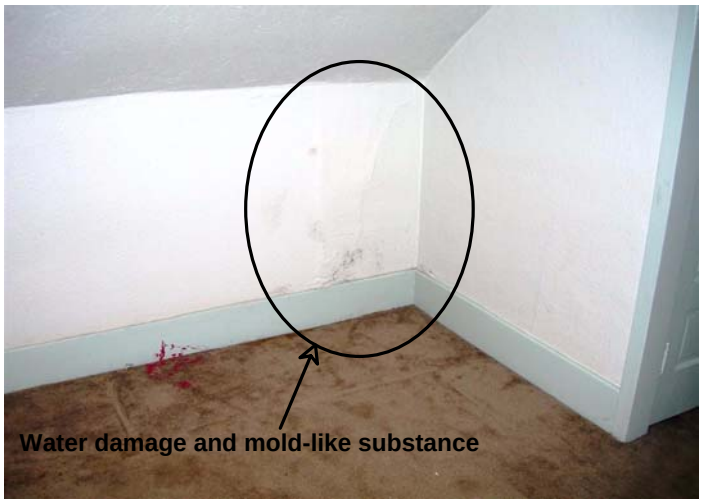
Informational

11.25 - The floor has no significant defects.

Walls & Ceiling

Needs Repair and/or Safety Issue

11.26 - A mold-like substance was observed on the east wall and the wall below the windows, which indicates possible water damage within the wall. The area below the windows also gives to gentle pressure. Recommend replacing all damaged wall materials in these areas. You can read more about mold and simple cleanup procedures by downloading the Environmental Protection Agency's "The homeowners brief guide to mold". This file can be downloaded from our website www.nwbuildinginspections.com



Dual-Glazed Windows
Informational
11.27 - The windows that were unobstructed were checked, and found to be functional.

Closets
Informational
11.28 - The closet and its components are functional.

Lights
Informational
11.29 - The lights are functional.

Outlets
Informational
11.30 - The outlets that were unobstructed and able to be tested are functional.

Section 12.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage and aging. Also, latent conditions could be discovered with the removal of carpeting, tile, shower pans, etc. The base of many stall showers is a composite system utilizing tile or other surface materials, with an underlying base (pan) of metal or a membrane material. The pan or underside is not readily visible and it is therefore not possible during a standard inspection to determine the water tightness. With normal aging/wear, leakage could eventually occur. The water tightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

1st Guest Bathroom

Doors
Informational

12.1 - The door is functional.

Walls & Ceiling
Needs Repair and/or Safety Issue

12.2 - There is some water damage to the wall materials next to the bathtub. Recommend replacing the damaged wall materials.

Dual-Glazed Windows
Informational

12.3 - The window is functional.

Cabinets
Informational

12.4 - The cabinets are in acceptable condition.

Countertop
Informational

12.5 - The sink countertop is functional.

Sink
Informational

12.6 - The sink and its components are functional.

Tub-Shower
Informational

12.7 - The tub/shower is functional.

Toilet & Bidet
Needs Repair and/or Safety Issue

12.8 - The wax ring that seals the closet bend of the toilet is leaking and has decayed the floor around the toilet. Recommend having a qualified contractor replace all the decayed flooring materials and have a licensed plumber repair the leak on the toilet.

Lights
Informational

12.9 - The lights are functional.

Outlets

Needs Repair and/or Safety Issue

12.10 - The outlets should be upgraded to have ground-fault protection.

Section 13.0 - Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Floor Treads & Risers

Informational

13.1 - The stair treads have no significant defects.

Walls & Ceiling

Informational

13.2 - The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational

13.3 - The handrail is in acceptable condition.

Dual-Glazed Windows

Informational

13.4 - The window is in acceptable condition.

Lights

Informational

13.5 - The light is functional.

Section 14.0 - Laundry

In accordance with industry standards, we do not test clothes dryers nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. Often, the only remedy is to replace the standpipe and trap with one that is a size larger.

Laundry Room

Doors

Informational

14.1 - The door is functional.

Flooring

Informational

14.2 - The floor has no significant defects.

Walls & Ceiling

Informational

14.3 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational

14.4 - The windows are functional.

Valves & Connectors

Informational

14.5 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Marginal or Upgrade

14.6 - The water supply to washing machines is commonly left on. And, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

Trap & Drain

Informational

14.7 - The trap and drain are functional.

220 Volt Receptacle

Informational

14.8 - The 240 volt receptacle for the dryer is functional.

Dryer Vent

Informational

14.9 - The dryer vent is acceptable.

Lights

Informational

14.10 - The lights are functional.

Outlets
Informational
14.11 - The outlets that were tested are functional.

Section 15.0 - Garage

As required by ASHI standards, the following will be inspected in the garage: the fire wall separation, walls, ceiling, floors, doors, door openers, and safety controls. You should note that garage door openings are not standard. You may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single-Car Garage

General Photos

Informational

15.1 - General Photo

Detached Garage

Informational

15.2 - The garage is detached from the house.

Walls & Ceiling

Needs Repair and/or Safety Issue

15.3 - Several wood studs show termite and carpenter ant damage. Recommend having a licensed pest control operator treat the garage studs for carpenter ant and termites.

15.4 - The siding on several large sections of the garage exterior is damaged and should be replaced.

Single-Glazed Windows
Informational

15.5 - The windows are acceptable.

Garage Side Door
Needs Repair and/or Safety Issue

15.6 - The garage side door is moisture-damaged and delaminating, and should be replaced.

Garage Door & Hardware
Informational

15.7 - The garage door and its hardware are functional.

Lights
Informational

15.8 - The lights are functional, and do not need service at this time.

Outlets
Needs Repair and/or Safety Issue

15.9 - The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Garage Roof

Needs Repair and/or Safety Issue

15.10 - The roofing material is deteriorated and should be replaced. There are also no gutters on the garage roof, which has caused the bottom edge of the roof sheathing to decay and should be replaced. When the new roof is installed, we recommend installing gutters to prevent future damage to the roof sheathing.

REPORT CONCLUSION

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also, because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report. And, we will continue to adhere to the highest standards of the inspection industry and to treat everyone with kindness, courtesy, and respect.

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SUMMARY REPORT

Client: Sample Report

Inspection Address: , ,
Inspection Date: 9/9/2007

Inspected by: Michael Linde WSDA License #64842

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. Where recommended, service is essential because a specialty contractor could identify further defects or recommend some upgrades that could affect your evaluation of the property. ALL WORK MUST BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS AND A RECEIPT OF WORK PERFORMED SHOULD BE PROVIDED.

General Property Conditions:

Exterior

Site & Other Observations

Underground Fuel Storage Tank

Further Evaluation or Monitor

1.1 - Evidence suggests that there may be an underground fuel storage tank located somewhere on the property. A pipe protruding through the floor in the laundry room is a size and shape similar to that of a vent pipe for an underground fuel storage tank. Also, the forced-air furnace located in the crawlspace is fueled by natural gas. Considering the age of the house and that natural gas was unavailable until relatively recently, it is assumed that the house was heated by a different type of heat source until the gas furnace was installed. We were unable to verify or confirm the presence of a tank. However, you should consider contacting the Seattle Fire Marshall's office to see if any record of an underground fuel storage tankon this property exists.

Underground fuel storage tanks typically last about 40 years. There is always a potential for these tanks to leak fuel into the surrounding soils. If a fuel tank is present, we recommend contacting an environmental consultant to assess the soil conditions and have the tank professionally removed or filled and capped before the close of escrow as remediation related to fuel contamination can be costly.

Some counties, such as King County, require underground fuel storage tanks to be removed if they have not been in service for more than a year. King County bulletin #44 states: "Tanks and piping serving oil-burning equipment which have been out of service for a period of one year shall be removed from the ground or abandoned in place in accordance with Section 3404.2.13.1.3 of the International Fire Code".

House Wall Finish

House Wall Finish Observations

Marginal or Upgrade

1.2 - Vegetation is in contact with the exterior walls, and although these trees and plants are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or at least pruned to 12 inches away from the structure.

1.3 - The paint is peeling on the siding and trim boards. Recommend re-caulking and painting the house in the near future to prevent damage to the cladding materials.

Needs Repair and/or Safety Issue

1.4 - Beneath the rear steps, a large hole through the foundation is allowing rodents and animals to enter the crawlspace. Recommend covering this area to prevent future entry by rodents and animals.

Exterior Components

Steps & Handrails

Marginal or Upgrade

1.5 - The handrail on the front steps does not conform to today's safety standards. Common safety standards require that guardrail pickets should be no more than 4 inches apart and the top of the guardrail be a minimum of 34 inches and a maximum of 38 inches high. Recommend a qualified contractor upgrade this handrail for safety reasons.

Fences & Gates
Marginal or Upgrade
1.6 - Sections of the fence are leaning or damaged and should be repaired or replaced.

Windows
Needs Repair and/or Safety Issue
1.7 - On the west wall, the two windows in the crawlspace are broken and are allowing rodents and animals to enter the crawlspace. Recommend replacing the glass or installing a heavy gauge screen over the top of the openings.

Screens
Marginal or Upgrade
1.8 - A few of the window screens are damaged, and you may wish to have them repaired.

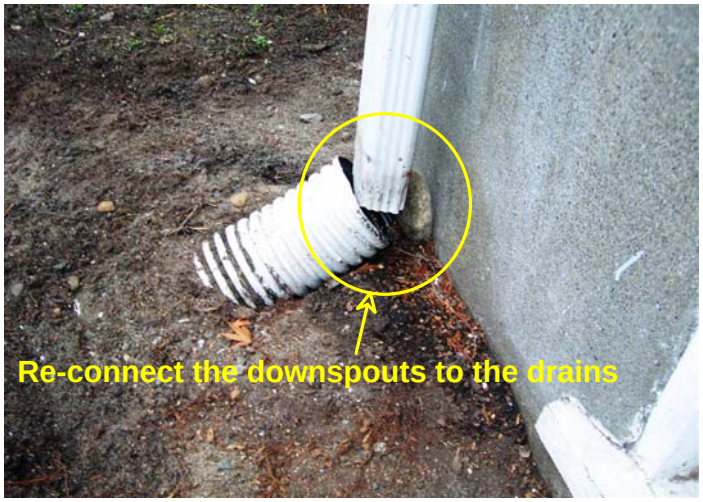
Roof

Composition Shingle Roof

Roofing Material
Marginal or Upgrade
2.1 - The roofing material over the main house is in acceptable condition. However, the roofing material over the laundry room area at the rear of the house is old and should be replaced in the next few years.

Gutters & Drainage
Needs Repair and/or Safety Issue
2.2 - Drainage is facilitated by the gutters discharging into underground drains. Although this system is very effective for diverting water away from the structure, its effectiveness depends on the gutters, downspouts and underground drains being kept clean and unobstructed.

Several of the downspouts on this house are not properly connected to the underground drains, and one underground drain pipe (at the SW corner of the house) is damaged. Recommend repairing the one damaged drain and re-connecting the downspouts to the drains properly.



Chimney

Main Chimney
General Unlined Masonry Comments
Further Evaluation or Monitor
3.1 - Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow.

Common Observations
Needs Repair and/or Safety Issue
3.2 - The mortar at the top of the chimney has deteriorated and should be serviced by a qualified masonry contractor.

Weather Cap-Spark Arrestor
Needs Repair and/or Safety Issue
3.3 - The chimney does not have a weather cap/spark arrestor. Recommend installing a weather cap/spark arrestor.

Chimney Flashings

Needs Repair and/or Safety Issue

3.4 - There is no counterflashing between the chimney wall and the roof, and only mastic that must be kept sealed. There is a fresh patch in the ceiling of the upstairs bedroom next to the chimney, which indicates that the chimney flashings are leaking and damaging the ceiling materials. Recommend having a licensed roofing contractor install new chimney flashings and counterflashing on the chimney.

Chimney Flue

Needs Repair and/or Safety Issue

3.5 - The flue is an unlined type that would not be approved by current safety standards, which require the use of flue liners. The chimney is in poor condition. Furthermore, both the water heater and furnace exhaust into the chimney, which creates the potential of carbon monoxide seeping into the house. Recommend having a qualified chimney contractor install a metal flue liner.

Attic

Primary Attic

Method of Evaluation

Further Evaluation or Monitor

4.1 - The attic could not be inspected because no visible attic access was found. Recommend asking sellers to identify the existing attic access, or request that one be installed.

Structural

Raised Foundation Over Crawlspace

Description of Foundation Type

Needs Repair and/or Safety Issue

5.1 - The foundation was constructed in the early 1900s and would be costly to retrofit to meet current standards, which could include rebuilding it. The concrete that was used at the time was of poor quality and has been known to soften and deteriorate over time due to its lime content. Also, the dimensions of the footings were typically less. Therefore, simply adding bolts to soft undersized footings may add some seismic value but nothing that would approach current standards.

Project Impact states: "Significant changes in home earthquake design requirements over time have improved the performance of newer homes in earthquakes. However, a wood-framed home built before the mid-1970's may not

be connected to its foundation adequately enough to ride out an earthquake without sliding off the foundation. Installing proper straps, anchors, and bolts provides more stability and reduces the need for expensive repairs or replacement after an earthquake". You can learn more about Project Impact at www.seattle.gov/projectimpact.

With that being said, this house has been standing for 102 years, and does not appear to have any significant cracks in the foundation.

Crawlspace Observations

Needs Repair and/or Safety Issue

5.2 - The crawlspace is contaminated by rodents and should be evaluated by an exterminator as soon as possible. Rodents can compromise not only the crawlspace and its various components, such as ducts and insulation, but can eventually contaminate the living space as well.

5.3 - There is no vapor barrier installed on the dirt floor in the crawlspace. This is a conducive condition for wood destroying organisms. Recommend installing a 6-mil black plastic over all the exposed soil in the crawlspace.

Intermediate Floor Framing

Needs Repair and/or Safety Issue

5.4 - The following are issues related to the wood floor framing and wood support posts:

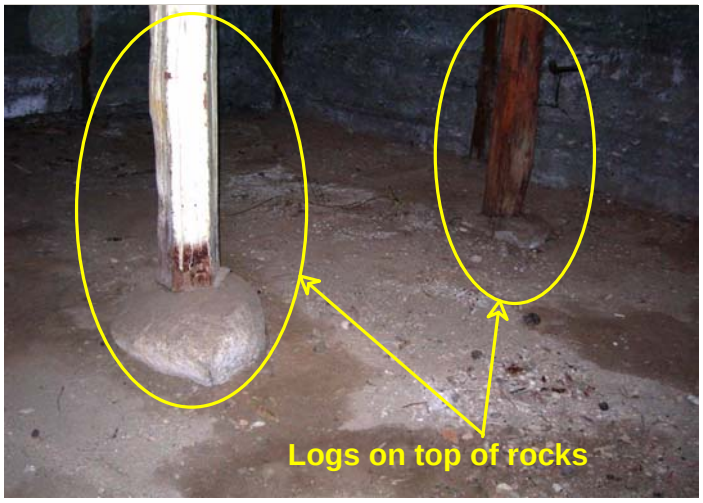
1) The support posts in the center of the crawlspace are old logs, which are supported by rocks sitting on the soil. This is inadequate and should be repaired. Recommend having a licensed contractor install concrete foundation footings and install new support posts.

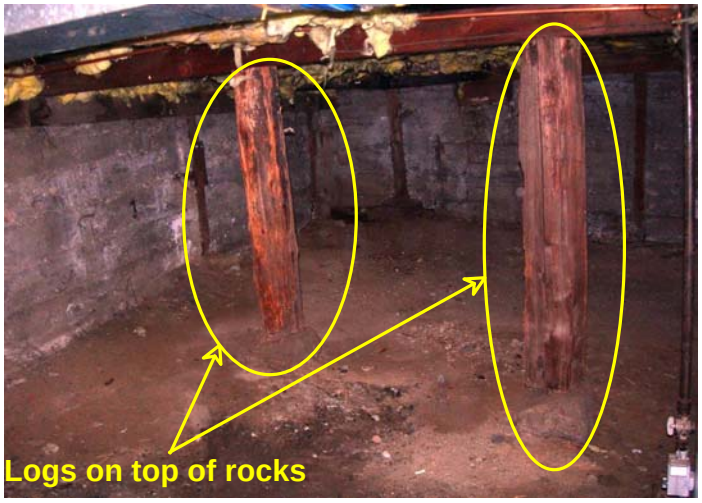
2) The house is not bolted to the foundation. Refer to comments in the foundation section.

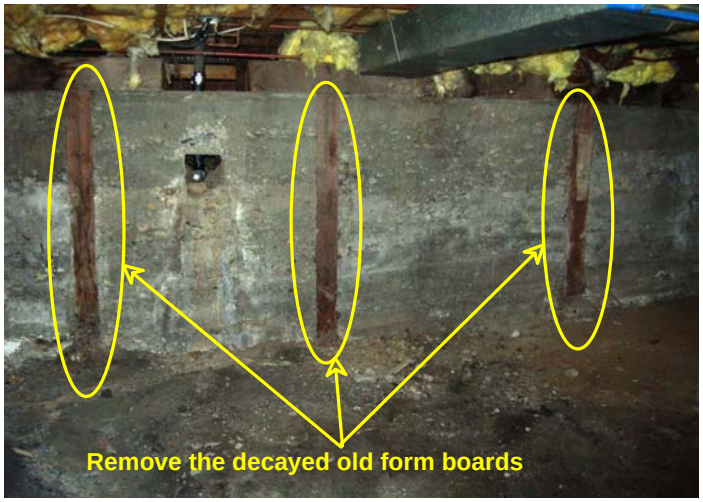
3) The wood formboards embedded in the foundation walls are completely decayed and/or infested with wood destroying insects. Recommend removing all the old formboards that are embedded in the foundation walls.

4) In the southwest corner of the crawlspace, the large wood mud sill board on top of the foundation wall is infested with termites. One floor joist in this area is also completely infested and significantly damaged. Recommend having a contractor replace the infested mud sill board and the damaged floor joist.

5) The floor insulation limited visibility on the floor framing. Due to the termite activity seen in other wood materials in the crawlspace, we recommend having a licensed pest control operator treat the floor framing materials for termites.



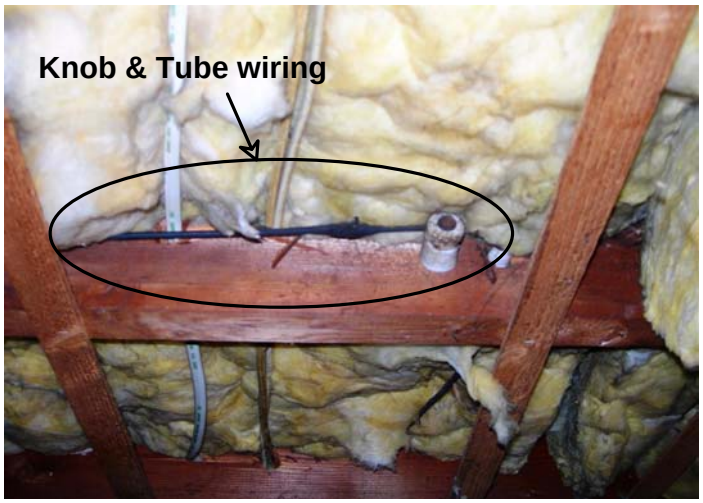




Electrical

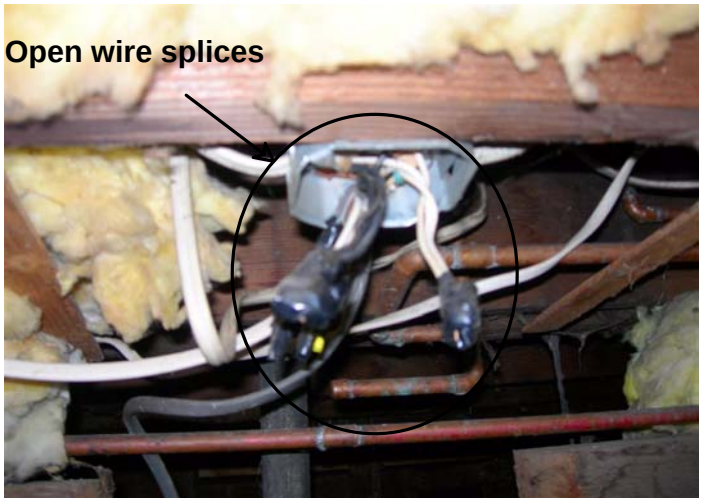
Needs Repair and/or Safety Issue

5.5 - Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be replaced with new Romex wiring by a licensed electrician. The wire is very old and is buried in the insulation. This type of wire dissipates heat into the open air, so having the wire in contact with the insulation is considered a potential fire hazard.



5.6 - Several electrical connections within the crawlspace have been improperly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arching or sparking that could occur.

Open wire splices



Plumbing

Potable Water Supply Pipes

Pipe Insulation

Marginal or Upgrade

6.1 - There are hot and cold water pipes running through the unheated crawlspace, which should be insulated to guard against freezing and energy loss.

Waste & Drainage Systems

Type of Material

Marginal or Upgrade

6.2 - The visible portions of the drainpipes are cast-iron. There are also portions of the drainpipes that are lead pipes, which would not be permitted by current environmental standards.

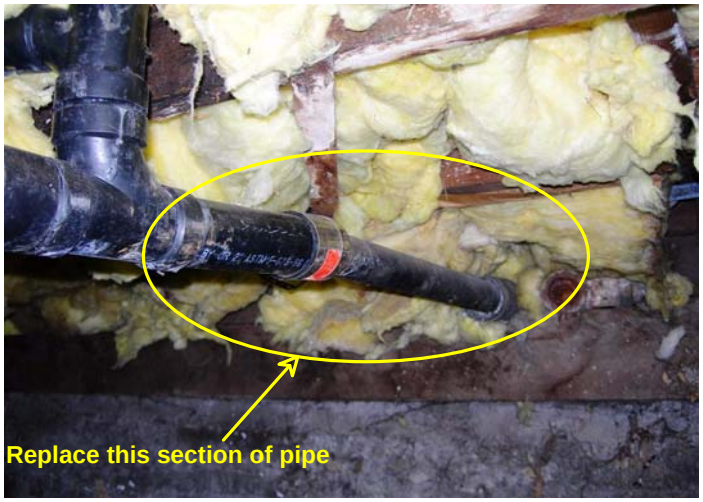
Drain Pipes Waste Pipes & Vent Pipes

Needs Repair and/or Safety Issue

6.3 - Due to the age of the house, we recommend having the main sewer drain video-scanned to confirm its true condition.

A video scanning contractor was on-site during the inspection but the sewer line could not be video scanned because the main drainpipe does not have a cleanout. Although one was never installed on the system, plumbers commonly identify this as being a deficiency and recommend installing one. Alternatively, the main drainpipe can typically be accessed by removing the toilet. Unfortunately, the flange bolts on the toilet in this house were completely rusted shut. Recommend having a licensed plumber install a cleanout on the main drain and then have the main drain video-scanned.

6.4 - The drain pipe that connects to the main drain at the rear of the crawlspace was not properly installed. The pipe is not sloped or sized properly. Recommend having a licensed plumber replace this section of plumbing drain pipe.



General Gas Components

Gas Main Observations

Marginal or Upgrade

6.5 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-off. As such tools are relatively inexpensive, we recommend that you buy one and leave it in-place on the valve.

Gas SupplyPipes

Needs Repair and/or Safety Issue

6.6 - Where it enters the crawlspace, the gas pipe is significantly rusted. Recommend replacing the rusted gas pipe.

Gas Water Heaters

Age Capacity & Location

Needs Repair and/or Safety Issue

6.7 - Hot water is provided by a 19 year old, 50 gallon water heater that is located in the crawlspace. The base of the water heater is completely rusted and is leaking onto the ground. Recommend having a licensed plumber replace the water heater. The installation of a new water heater should be permitted and include proper earthquake strapping and an expansion tank.

Electrical

Main Panel

Service Entrance

Needs Repair and/or Safety Issue

7.1 - The utility company's overhead conductor lines, which are attached to the side of the house, are in contact with the metal downspout. If the insulation gets worn on the wire, there is a possibility of the wires energizing the downspout. Recommend having a licensed electrician, in concert with the utility company, install a taller weathermast so that the service wire is not in contact with the downspout.

Wiring Observations

Needs Repair and/or Safety Issue

7.2 - Knob-and-tube wiring was observed in the crawlspace, so it is assumed a similar type of wiring is located in the attic space. Wiring in the attic space could not be confirmed due to access issues. (Please also refer to the electrical comments in the crawlspace/foundation section)

Circuit Breakers

Needs Repair and/or Safety Issue

7.3 - All upstairs bedrooms are on one 20-amp breaker. This includes the lights, outlets and in-wall electric heaters. The breaker trips when the heaters are in use. Recommend having a licensed electrician split the upstairs electricity onto two breakers--one for the heaters and the other for the lights and outlets.

Heat

Forced-Air Furnaces

Furnace

Needs Repair and/or Safety Issue

8.1 - The furnace is functional. However, it is 27 years old which is beyond the commonly accepted design life of 15 years. There are metal flakes in the burner, which indicates the possibility of a cracked heat exchanger. If the furnace has a cracked heat exchanger, it is a major safety hazard. You may wish to have a licensed heating contractor evaluate the furnace for a second opinion but we believe your money would be better spent replacing the furnace.

Metal Ducting
Needs Repair and/or Safety Issue
8.2 - The heating ducts are not insulated and several are not connected, which is causing significant heat loss into the crawlspace. Recommend re-connecting all the heating ducts properly and then insulate the heating ducts.

Kitchen

Kitchen
Cabinets
Marginal or Upgrade
10.1 - The floor of the sink cabinet is functional, but moisture damaged.

Sink
Needs Repair and/or Safety Issue
10.2 - There was no water to the kitchen sink at the time of the inspection. Recommend having a licensed plumbing contractor repair the sink.

Gas Range
Needs Repair and/or Safety Issue
10.3 - The range is not equipped with an anti-tip device, which prevents the range from tipping or its contents from spilling should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Exhaust Fan or Downdraft
Marginal or Upgrade
10.4 - The exhaust fan is functional and a type that vents internally. You may wish to upgrade the fan so it vents to the exterior.

Outlets
Needs Repair and/or Safety Issue
10.5 - All of the countertop outlets should be upgraded to have ground fault protection (GFCI), which is mandated by current standards and is an important safety feature.

Bedrooms

1st Guest Bedroom
Doors
Marginal or Upgrade
11.1 - The door does not latch. Recommend adjusting the door.

Outlets
Needs Repair and/or Safety Issue
11.2 - There are three-pronged outlets installed where only two-pronged outlets were designed to be used. This improper installation creates an open ground condition, which is a safety hazard. Recommend having a licensed electrical contractor re-wire the outlets or at least install GFCI outlets and label them (NO EQUIPMENT GROUND).

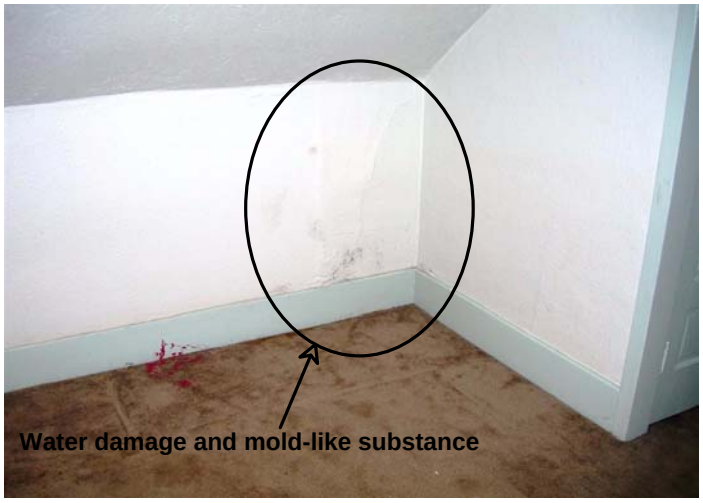
3rd Guest Bedroom
Walls & Ceiling
Marginal or Upgrade
11.3 - There is a patch in the ceiling. (Refer to the chimney flashing comment)

4th Guest Bedroom

Walls & Ceiling

Needs Repair and/or Safety Issue

11.4 - A mold-like substance was observed on the east wall and the wall below the windows, which indicates possible water damage within the wall. The area below the windows also gives to gentle pressure. Recommend replacing all damaged wall materials in these areas. You can read more about mold and simple cleanup procedures by downloading the Environmental Protection Agency's "The homeowners brief guide to mold". This file can be downloaded from our website www.nwbuildinginspections.com



Bathrooms

1st Guest Bathroom

Walls & Ceiling

Needs Repair and/or Safety Issue

12.1 - There is some water damage to the wall materials next to the bathtub. Recommend replacing the damaged wall materials.

Toilet & Bidet
Needs Repair and/or Safety Issue
12.2 - The wax ring that seals the closet bend of the toilet is leaking and has decayed the floor around the toilet. Recommend having a qualified contractor replace all the decayed flooring materials and have a licensed plumber repair the leak on the toilet.

Outlets
Needs Repair and/or Safety Issue
12.3 - The outlets should be upgraded to have ground-fault protection.

Laundry

Laundry Room
Valves & Connectors
Marginal or Upgrade
14.1 - The water supply to washing machines is commonly left on. And, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

Garage

Single-Car Garage
Walls & Ceiling
Needs Repair and/or Safety Issue
15.1 - Several wood studs show termite and carpenter ant damage. Recommend having a licensed pest control operator treat the garage studs for carpenter ant and termites.

15.2 - The siding on several large sections of the garage exterior is damaged and should be replaced.

Garage Side Door
Needs Repair and/or Safety Issue
15.3 - The garage side door is moisture-damaged and delaminating, and should be replaced.

Outlets

Needs Repair and/or Safety Issue

15.4 - The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Garage Roof

Needs Repair and/or Safety Issue

15.5 - The roofing material is deteriorated and should be replaced. There are also no gutters on the garage roof, which has caused the bottom edge of the roof sheathing to decay and should be replaced. When the new roof is installed, we recommend installing gutters to prevent future damage to the roof sheathing.