MOUNTAINS TO SOUND HOME INSPECTION LLC
253.344.4714
office@mshomeinspection.com
https://www.mshomeinspection.com/

HOME INSPECTION REPORT

18322 28th Ave E
Tacoma WA 98445

Laneta Able-Welch
JULY 11, 2020

Inspector
Allen Munn
Home Inspector Lic. 2267
(206) 484-1824
allen@mshomeinspection.com

Agent
Diane Lucas
Keller Williams Rlty Bellevue
(206) 445-8143
dianelucas@kw.com

TABLE OF CONTENTS

1: Positive Attributes of the Home 6

2: Inspection Details 7

3: Exterior 8

4: Roof 12

5: Garage(s) 14

6: Main Electrical Panel 16

7: Heating System 18

8: Water Heater & Plumbing 20

9: Kitchen 24

10: Kitchen Appliances 26

11: Bathrooms 27

12: Laundry 31

13: Interiors, Windows & Doors 32

14: Attic 35

15: Crawlspace, Foundation, Structure & Basements 37

16: General Comments 38

17: Reasonable Expectations of a Home Inspection 41

18: Report Conclusion 44

Standard of Practice 45

Thank you for choosing Mountains to Sound Home Inspection.

Please carefully read through the entire inspection report. We are happy to assist with additional question you may have.

This report is based on a visual inspection of the building at the time and date of the inspection. Given the limited time allowed for an inspection, please do not expect that every concern or issue will be noted. Conditions of an occupied home can change after an inspection or sellers items may obscure our view of other defects. We strongly recommend that you and/or your representative carry out a final walk through immediately before closing to check the condition of the property.

Listed with most items of concern is a recommendation for a trade specialist. For your safety and liability, these concerns should be evaluated by the appropriate contractors prior to closing. Further recommendations may be given by a specialist. Lastly, we recommend obtaining at a minimum a full 1 year warranty as additional items for repair are likely to come about within that time. Here is a video walk-through on How to Read Your Inspection Report.

SUMMARY

10	19	1
LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY

- 3.7.1 Exterior - Fascia, Trim & Eaves: Moisture staining to eaves
- 3.8.1 Exterior - Exterior Plumbing: Hose bib leaks while in use
- 3.10.1 Exterior - Exterior Doors: Broken hermetic seal
- 3.10.2 Exterior - Exterior Doors: Sliding door screen missing/damaged
- 3.10.3 Exterior - Exterior Doors: Exterior door hardware needs service
- 3.11.1 Exterior - Crawlspace Vents: Torn/Missing Screens
- 3.13.1 Exterior - Fences & Gates: Gate needs repair
- 5.8.1 Garage(s) - Walls and Ceiling: Walls/ceiling have damage
- 6.4.1 Main Electrical Panel - Panel Cover Condition: Missing screws
- 6.4.2 Main Electrical Panel - Panel Cover Condition: Interior panel cover is missing
- 7.8.1 Heating System - Registers: Register duct needs service in a bedroom
- 8.1.1 Water Heater & Plumbing - Water Heating System: Water Stains-leakage
- 8.1.2 Water Heater & Plumbing - Water Heating System: Corrosion on inlet
- 9.1.1 Kitchen - Sink and Faucet: Loose faucet
- 9.11.1 Kitchen - Lights, Wall Switches: Ceiling light not working
- 10.3.1 Kitchen Appliances - Garbage Disposal: Garbage disposal did not work on demand
- 10.3.2 Kitchen Appliances - Garbage Disposal: Cracked
- 11.1.1 Bathrooms - Sink and Faucet: Sinks stopper needs work
- 11.2.1 Bathrooms - Trap and Drain: Slow Drain
- 11.2.2 Bathrooms - Trap and Drain: Leak at drain line below the sink
- 11.4.1 Bathrooms - Tub-Shower: Caulking or sealing
- 11.4.2 Bathrooms - Tub-Shower: Showerhead is missing
- 11.5.1 Bathrooms - Toilet: Toilet Seat Loose
- 11.12.1 Bathrooms - Lights, Wall Switches: Wall light not working
- 13.2.1 Interiors, Windows & Doors - Doors: Door striker plate
- 13.2.2 Interiors, Windows & Doors - Doors: Door hardware missing/needs adjusting
- 13.5.1 Interiors, Windows & Doors - Windows: Screens Damaged/Missing
- 13.8.1 Interiors, Windows & Doors - Smoke & CO Detectors Notes: Smoke detector is chirping
- 14.7.1 Attic - Exhaust Ducts: Exhaust ducts taped with duct tape

14.8.1 Attic - Ventilation: Limited Ventilation

1: POSITIVE ATTRIBUTES OF THE HOME

Information

Roof
Architectural Roof

Siding
The siding had sections of cementitious (Hardie) siding

Addition Features
Gas Fireplace, Fully Fenced Yard

Description

18322 28th Ave E is a house in Tacoma, WA 98445. This 1,280 square foot house sits on a 5,802 square foot lot and features 3 bedrooms and 2 bathrooms. This property was built in 2003.

2: INSPECTION DETAILS

Information

Start Time
1:30pm

In Attendance
Client, Inspector

Occupancy
Furnished

Style
Multi-level

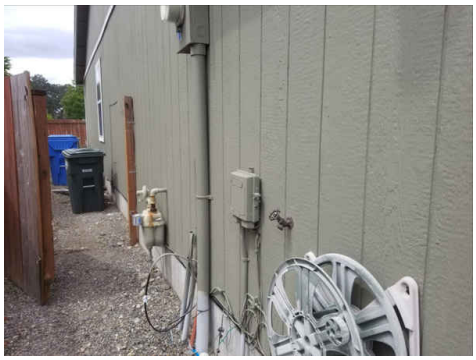
Weather Conditions
Cloudy

Year Built
2003

Temperature
60-70 degrees

Type of Building
Single Family

The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.



3: EXTERIOR

Information

Driveway, Walkways & Patio: Driveway Acceptable

The driveway is in acceptable condition.

Driveway, Walkways & Patio: Walkway Acceptable

The walkways are in acceptable condition.

Exterior Siding Notes: Siding Type

Cement Fiber Board, Composition Wood Type Paneling

Crawlspace Vents: Crawlspace Vents

Vents were acceptable.

Doorbell: Acceptable

The doorbell is functional and works on demand.

Fences & Gates: Acceptable

The fences are were in acceptable condition.

Fences & Gates: Gates in acceptable condition

The gates were in acceptable condition.

General Comments: Exterior comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. In the past, we have discovered leaking windows while it was raining that may not have been otherwise apparent. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Grading & Drainage: General Grading Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, 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. However, we cannot guarantee the condition of any subterranean drainage system, but 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, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Exterior Siding Notes: Acceptable

The exterior house wall finish is generally in acceptable condition. Any exceptions will be noted below.

Foundation as Viewed from the Exterior: Exterior View

The foundation was in acceptable condition as viewed from the exterior. Any exceptions will be noted.

Fascia, Trim & Eaves: Acceptable

The fascia boards, trim and eaves are in acceptable condition. Any exceptions will be noted below.

Exterior Plumbing: **Hose bibs Functional**

The hose bibs that were found and accessible were functional. Any exceptions will be noted.

Downspouts: **Acceptable**

The downspouts appear to be in acceptable condition. Any exceptions will be noted below. We recommend downspouts always drain away from the structure and foundation

Exterior Doors: **Exterior Doors Acceptable**

The exterior doors were in acceptable condition. Any exceptions will be noted.

Lights: **Acceptable**

The lights outside the doors of the residence are functional. Any sensor or light sensitive fixture lights were not tested.

Limitations

Site & Other Observations

AUXILIARY STRUCTURES

I did not evaluate auxiliary structures as part of this inspection: such as tool sheds, storage sheds, above ground pools etc.

Observations

3.7.1 Fascia, Trim & Eaves

Medium Priority

MOISTURE STAINING TO EAVES

FRONT

The eaves have some moisture staining which should be explored further and repaired.

Recommendation

Contact a qualified roofing professional.

3.8.1 Exterior Plumbing

Medium Priority

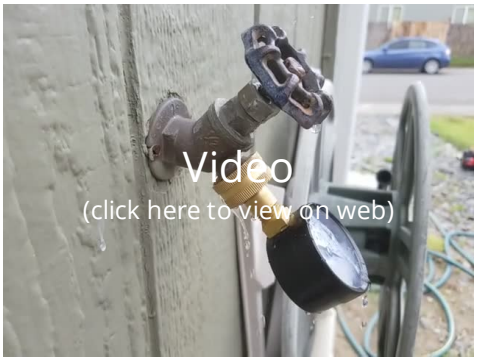
HOSE BIB LEAKS WHILE IN USE

LEFT SIDE & REAR

The hose bibs are functional, but leak at the handle while in use and you may want to have them repaired or replaced by a licensed professional.

Recommendation

Contact a qualified handyman.



3.10.1 Exterior Doors

Medium Priority

BROKEN HERMETIC SEAL

A panel in the dual-glazed slide door has a broken hermetic seal, and should be serviced as necessary by a licensed window person.

Recommendation

Contact a qualified professional.

3.10.2 Exterior Doors

Medium Priority

SLIDING DOOR SCREEN MISSING/DAMAGED

The rear sliding screen is missing or needs work. Have it repaired by a qualified contractor.

Recommendation

Contact a qualified handyman.

3.10.3 Exterior Doors

Medium Priority

EXTERIOR DOOR HARDWARE NEEDS SERVICE

Exterior door hardware was
missing or otherwise in need of repair. Recommend repairs be made.

Recommendation

Contact a qualified professional.

3.11.1 Crawlspace Vents

Medium Priority

TORN/MISSING SCREENS

LEFT SIDE

One or more crawlspace vent screens were torn or damaged. Recommend repair.

Recommendation

Contact a qualified professional.

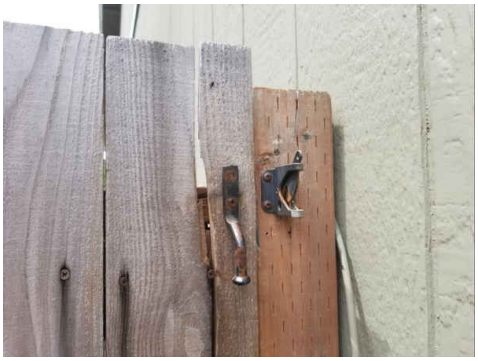
3.13.1 Fences & Gates

Medium Priority

GATE NEEDS REPAIR

LEFT SIDE

The gates need repair to latch properly.



4: ROOF

Information

Method of Evaluation & Photos: **Method of Evaluation & Photos**

Walking on its surface

Composition Shingle Roof Notes: **Acceptable**

The roof is in generally acceptable condition. Any exceptions will be noted below. NOTE: This is not guarantee against leaks.

Composition Shingle Roof Notes: **Estimated Age**

15+ Years Old

Because the exact installation date is unknown, this is an estimated guess of the age of the roof based on the current condition of the roof.

Composition Shingle Roof Notes: **General Comments and Description**

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. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically 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. However, 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, and will usually avert most leaks that only become evident after they have caused other damage.

Vents & Flashings: **Acceptable**

The roof flashings and vents are in acceptable condition where viewed. They appear to consist of metal flashing around roof penetrations and in valleys.

Gutters & Drainage: **Acceptable**

The gutters appear to be in acceptable condition. Any exceptions will be noted below.

5: GARAGE(S)

Information

Picture and size of garage: Picture and size of garage

Double Car Garage

The garage and its components were evaluated.

Automatic Opener: Acceptable

The automatic garage door opener is acceptable.

Automatic Opener: Safety lights - Acceptable

The garage door safety lights open the door when obstructed.

Garage Door & Hardware: Acceptable

The sectional garage door and its hardware are functional.

Firewall Separation: Acceptable

The firewall separating the garage from the residence is functional.

Walls and Ceiling: Acceptable

The visible walls and ceiling are in acceptable condition.

Outlets, Electrical Observations: Acceptable

The outlets were in acceptable condition.

Entry Door Into the House: Acceptable

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Slab Floor: Acceptable

The visable garage slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

Parking Space: Check parking space to accommodate your vehicles

It would be prudent for you to see that the parking space is adequate to accommodate your vehicles.

Observations

5.8.1 Walls and Ceiling

Medium Priority

WALLS/CEILING HAVE DAMAGE

The walls/ceiling have damage and repair is recommended.

Recommendation

Contact a qualified drywall contractor.

6: MAIN ELECTRICAL PANEL

Information

Service Entrance: **Main Lines**
Underground

Service Entrance: **Main Lines Acceptable**
The electrical service entrances are acceptable.

Panel Size, Location & Photo: **Panel Amps, Location and Picture**
Garage, 200 AMP

Panel Cover Condition: **Acceptable**
The electrical panel cover is in acceptable condition.

Wiring Notes: **Electrical Service Conductors**
Aluminum, 120/240 volt

Wiring Notes: **Acceptable**
The visible portions of the wiring have no deficiencies.

Circuit Breakers: **Acceptable**
There are no visible deficiencies with the circuit breakers.

Panel Size, Location & Photo: **Earth Ground**
Not visible
The main panel groundingwas observed and found to be in good repair andof adequate function at the time of the inspection.

Main Panel Notes: **Acceptable**
The panel and its components have no visible deficiencies. Any exceptions will be noted below.

Wiring Notes: **Romex wiring**
Based on what is visible the residence appears to be wired predominantly with a modern vinyl conduit known as Romex.

Observations

6.4.1 Panel Cover Condition

MISSING SCREWS

Low Priority

The main electrical exterior panel cover is missing screws, which should be replaced.

Recommendation
Contact a qualified electrical contractor.

6.4.2 Panel Cover Condition

INTERIOR PANEL COVER IS MISSING

Medium Priority

The main electrical interior panel cover is missing and should be replaced by a licensed professional for safety reasons.

Recommendation

Contact a qualified electrical contractor.

7: HEATING SYSTEM

Information

General Notes & Photos: **Energy Source/Type**
Gas

Furnace Notes: **Year**
2003

Furnace Notes: **Power Source/Type**
Gas

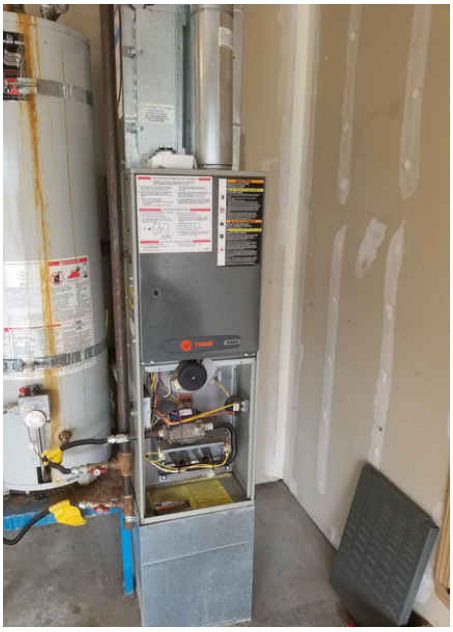
Vent Pipe: **Acceptable**

The gas furnace vent pipe is in acceptable condition.

Thermostats: **Acceptable**

The thermostats were functional at the time of the inspection.

General Notes & Photos: **Equipment Photos**



Furnace Notes: **Acceptable**

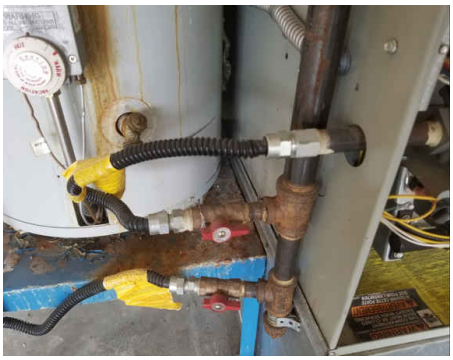
The furnace was functional and responds when prompted at it's thermostat. I recommend further review from a qualified HVAC technician for more information or a detailed evaluation, at least before the close of escrow, or as you feel necessary.

Age Related Notes: **Functional 3rd trimester of design 14-19 years of age**

The HVAC system is functional and in the 3rd trimester of its design life and will need to be more closely monitored, serviced annually, and should have its filter changed every two to three months.However, it would also be wise to keep a home protection policy current.

Gas Valve & Connector: Acceptable

The gas valve and connector are in acceptable, visible condition, however the valve itself was not turned or operated.



Combustion-Air Vents: Acceptable

The combustion-air vents appear to be adequate to support complete combustion.

Ducting: Acceptable

The easily visible ducts have no visible deficiencies. Any exceptions will be noted.

Return-Air Compartment: Acceptable

The return-air compartments are in acceptable condition. I recommend changing the filters every 30 - 60 days or as required by the manufacturer. Any interior or internal HVAC system filters were not evaluated as part of this inspection. This includes any filters located within the interior air handler or furnace unit where located in the attic, garage or a closet etc.

Observations

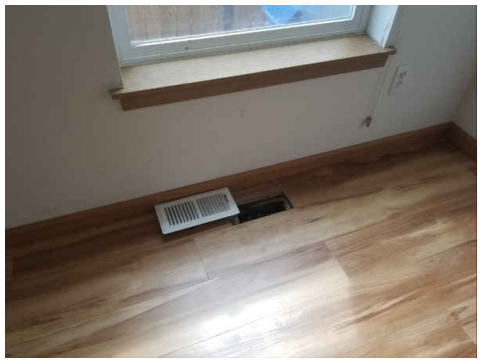
7.8.1 Registers

Medium Priority

REGISTER DUCT NEEDS SERVICE IN A BEDROOM

FRONT LEFT BEDROOM

The register and/or ductwork to one of the bedrooms needs service to be fully functional. Recommend repairs by a qualified professional.



Recommendation

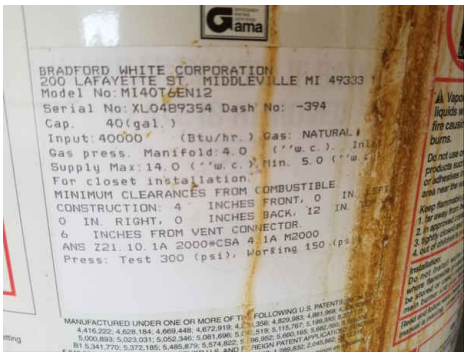
Contact a qualified professional.

8: WATER HEATER & PLUMBING

Information

Water Heating System: Energy Source/Type
Gas

Water Heating System: Year
2001



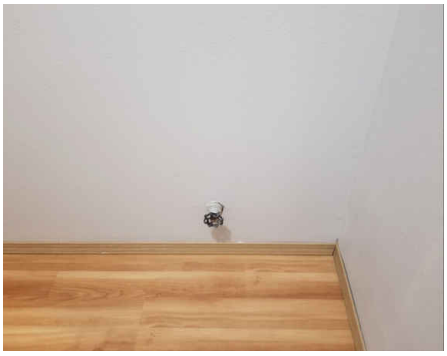
Water Heating System: Location
Garage

Water Heating System: Capacity
40

Water Heating System: Seismic Straps Present
Seismic straps were installed as recommended.

Water Heating System: Drain Valve-Acceptable
The drain valve is in place and presumed to be functional.

Main Water Shut-Off, Distribution & Supply: Main Water Shut off Location
Laundry Room



Drain, Waste, & Vent Systems: Waste pipe Material
ABS

Gas Components: Main Gas Shut-off Location
Meter

Water Heating System: Manufacturer and picture

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Water Heating System: Water Shut-Off Valve & Connectors

The shut-off valve and water connectors appear functional, but was not tested.

Water Heating System: Relief Valve & Discharge Pipe-Acceptable

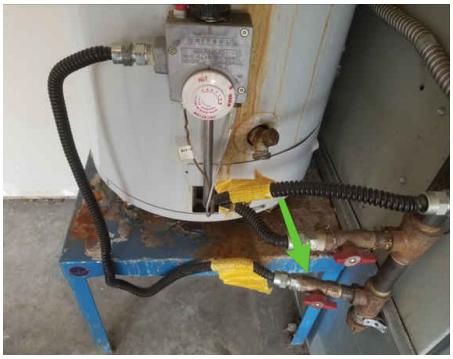
The water heater is equipped with a mandated pressure-temperature relief valve and pipe.

Water Heating System: Thermal Expansion Tank

This water heater includes a safety feature known as a thermal expansion tank or potable water expansion tank that appears acceptable.

Water Heating System: **Gas Shut-Off Valve & Connector**

The gas control valve and its connector at the water heater were not moved but appear functional.



Water Heating System: **Vent Flue-Acceptable**

The vent/flue was in good repair and was mechanically fastened and met proper clearances at the time of the inspection.

Main Water Shut-Off, Distribution & Supply: **Plumbing acceptable**

The plumbing was generally in acceptable condition. Any exceptions will be noted low.

Main Water Shut-Off, Distribution & Supply: **House Pressure PICTURE-Acceptable**

The pressure at the street was within industry standards, between 40 and 80 and a regulator is not required on the plumbing system.

Drain, Waste, & Vent Systems: **Acceptable**

Based on industry recommended water tests, the drainpipes are functional and acceptable at this time and functional drainage was noted. However, only a video-scan of the main drainpipe could confirm its actual condition which is beyond the scope of a general home inspection. Any exceptions will be noted below.

Drain, Waste, & Vent Systems: **Side Sewer Notes**

For a full evaluation of the waste line, we recommend that a sewer scope be completed.

Gas Components: **Gas Supply Pipes-Acceptable**

The visible portions of the gas pipes and their supports appear to be in acceptable condition.

Observations

8.1.1 Water Heating System

Medium Priority

WATER STAINS-LEAKAGE

Water stains were observed on the side of the water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.

Note: Appeared to be from a past leak by the location.

Recommendation

Contact a qualified plumbing contractor.

8.1.2 Water Heating System

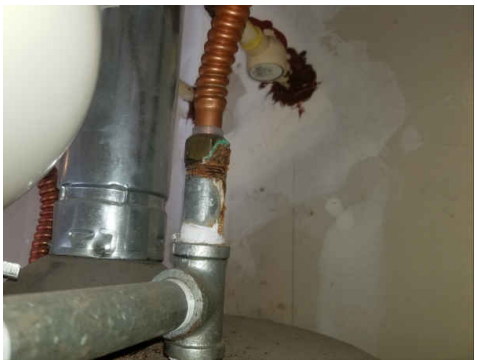
Medium Priority

CORROSION ON INLET

The threaded connector on top of the water heater shows some corrosion and should be replaced by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



9: KITCHEN

Information

Kitchen-PICTURE

Sink and Faucet: Acceptable

The kitchen sink and faucet are functional.

Trap and Drain: Acceptable

The kitchen trap and drain are functional. No leaking was noted.

Countertop: Acceptable

The visible areas of the kitchen countertops were functional.

Exhaust Fan Notes: Acceptable

Vents to Exterior

The kitchen exhaust fan was functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Cabinets: Acceptable

The cabinets are functional, and do not have any significant damage.

Outlets, Electrical Observations: Acceptable

The outlets functioned as intended.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Valves and Connectors: Acceptable

The kitchen valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

9.1.1 Sink and Faucet

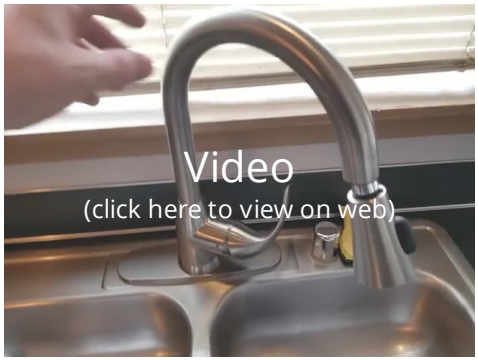
Medium Priority

LOOSE FAUCET

The kitchen faucet is loose and should be secured or repaired as necessary.

Recommendation

Contact a qualified handyman.



9.11.1 Lights, Wall Switches

Low Priority

CEILING LIGHT NOT WORKING

A light fixture did not have light bulbs or the bulbs were burnt out. Recommend replacing bulbs and testing.

Recommendation

Contact a qualified electrical contractor.

10: KITCHEN APPLIANCES

Information

Range: **Acceptable**

The range is functional.

Range: **Range type**

Electric range

Refrigerator: **Acceptable**

The fridge was functional and achieved acceptable fridge and freezer temperatures. This is a limited courtesy fridge inspection you should ask the sellers about its full operation. You should make sure to set your fridge at appropriate temps.

Dishwasher: **Acceptable**

The dishwasher is functional, completes an entire cycle, drains properly and no leaking was noted.

Garbage Disposal: **Acceptable**

Garbage disposal was functional and ran quietly at the time of the inspection.

Observations

10.3.1 Garbage Disposal

Medium Priority

GARBAGE DISPOSAL DID NOT WORK ON DEMAND

Garbage disposal was inoperable at the time of inspection. Recommend evaluation and or repair.

Recommendation

Contact a qualified handyman.

10.3.2 Garbage Disposal

Medium Priority

CRACKED

Garbage disposal was cracked at the time of the inspection. Recommend evaluation and or repair by a qualified licensed professional.

Recommendation

Contact a qualified handyman.

11: BATHROOMS

Information

Sink and Faucet: Acceptable

The sinks were functional.

Toilet: Acceptable

The toilets were functional, flushes properly and no leaking noted.

Countertop: Acceptable

The countertops were functional.

Cabinets: Acceptable

The cabinets are functional, and do not have any significant damage.

Exhaust Fan: Acceptable

The bathroom exhaust fan is functional and works on demand.

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Outlets, Electrical Observations: Serviceable

All tested outlets were serviceable. Any exceptions will be noted.

HVAC: Acceptable

Heating was acceptable.

Bathroom Photos

These photos are to show the condition of the bathrooms at the time of the inspection.

Bathrooms In Acceptable Condition

The bathrooms are overall in acceptable and serviceable condition. Any exceptions will be noted in their perspective areas.

Valves and Connectors: Acceptable

The valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Tub-Shower: Acceptable

The tub/shower is functional. Hot and cold water supply temperature was verified and no leaking noted.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

11.1.1 Sink and Faucet

Medium Priority

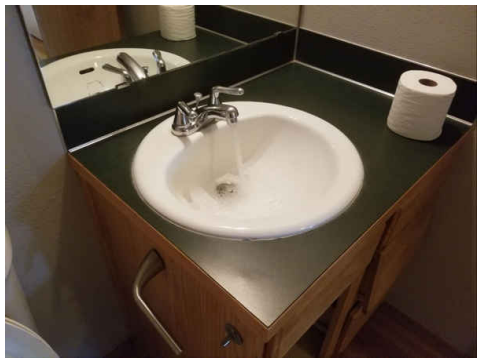
SINKS STOPPER NEEDS WORK

HALLWAY BATHROOM

The sinkstopper does not work properly and repair is recommended.

Recommendation

Contact a qualified handyman.



11.2.1 Trap and Drain

Low Priority

SLOW DRAIN

The sink drains too slowly, and should be serviced by a handyman.

Recommendation

Contact a qualified handyman.

11.2.2 Trap and Drain

High Priority

LEAK AT DRAIN LINE BELOW THE SINK

MASTER BATHROOM

There is a leak at the drain line below the sink which should be repaired as necessary.

Recommendation

Contact a qualified professional.

11.4.1 Tub-Shower

Low Priority

CAULKING OR SEALING

HALLWAY BATHROOM

I recommend caulking or sealing around shower valves and faucets etc to help prevent moisture intrusion behind or into the walls. Monitoring these areas is also recommended to help ensure an adequate seal is in place.

Recommendation

Contact a qualified handyman.

11.4.2 Tub-Shower

Low Priority

SHOWERHEAD IS MISSING

HALLWAY BATHROOM

The shower-head is missing, and should be replaced.

Recommendation

Contact a qualified handyman.

11.5.1 Toilet

Low Priority

TOILET SEAT LOOSE

HALLWAY BATHROOM

The toilet seat was loose and should be secured.

Recommendation

Contact a qualified handyman.

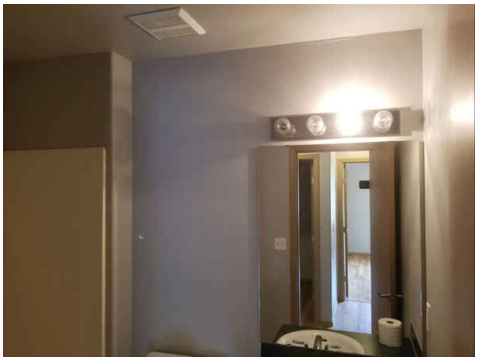
11.12.1 Lights, Wall Switches

Low Priority

WALL LIGHT NOT WORKING

HALLWAY BATHROOM

A wall light does not respond and should be serviced as necessary. Maybe a bad bulb?



Recommendation

Contact a qualified handyman.

12: LAUNDRY

Information

Washer & Dryer: Dryer power source

220 Electric

Washer & Dryer: No washer and dryer

There was not a washer or dryer at the time of the inspection.

Exhaust Fan: Acceptable

The laundry exhaust fan was functional.

Walls & Ceiling: Acceptable

The walls and ceiling are in acceptable condition.

Cabinets and Shelves: Acceptable

The shelves are satisfactory.

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Outlets, Electrical Observations: Serviceable

All tested outlets were serviceable. Any exceptions will be noted.

Dryer Vent: Acceptable

The visible dryer vent connection appears correct. NOTE: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

220 Volt Receptacle: 220 not in use

The 220 volt receptacle for the dryer is not in use. Power supply was not tested at the outlet. I recommend you should evaluate this outlet to be sure the dryer you plan on using here is compatible with it.

Trap & Drain: Acceptable

The washing machine drain line appears satisfactory but is not visible because it's behind or within the wall.

Valves & Connectors: Acceptable

The washing machine valves and connectors appear functional but were not tested. No leaking was noted. However, because they are not in daily use they typically become stiff or frozen.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

13: INTERIORS, WINDOWS & DOORS

Information

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Windows: Acceptable

The windows are functional.

Closet: Acceptable

The door(s) are functional.

Closet: Acceptable

The closet was inspected and appeared to be in acceptable condition.

Ceiling Fan: Acceptable

The ceiling fan(s) worked on demand.

Fireplace Notes: Gas Fireplace Acceptable

The gas fireplace we tested and found to be function.

Outlets, Electrical: Acceptable

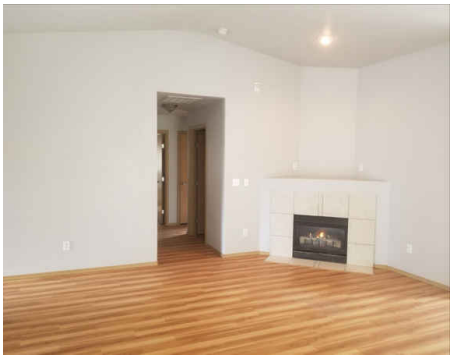
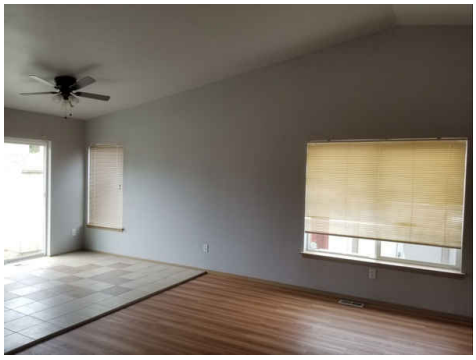
The outlets were functional and grounded. Exceptions will he noted.

Outlets, Electrical: Light switches acceptable

The light switches were functional during the inspection.

General Notes: Interior Photos

These photos are to show the condition of the interiors at the day of the inspection.

General Notes: Bedrooms Photos

These photos are to show the condition of the bedrooms at the time of the inspection.

General Notes: Interiors in Acceptable condition

Windows, doors, floor and fixtures were overall in acceptable and serviceable condition. This also includes wall, ceilings and and other surfaces. Any exceptions will be noted in their perspective areas.

Flooring: **Acceptable**

The floor is in satisfactory condition and has no significant visible defects.

Smoke & CO Detectors Notes: **Smoke & carbon Monoxide present**

Unless noted there was at least the minimally required amount of smoke and CO detectors in the living areas. Our recommendation is that smoke detectors be installed in each bedroom, outside of sleeping areas, and at least one on each floor. Carbon monoxide detectors should be on each floor. It is recommended they should be checked periodically for fire safety and replaced as necessary.

Fireplace Notes: **Type of fireplace & Photo**

Natural Gas

GFCI Notes: **GFCI Overview**

GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In Bathrooms, Kitchen, Garages, Exterior, Crawl Spaces and sump pump equipment.

Observations

13.2.1 Doors

Medium Priority

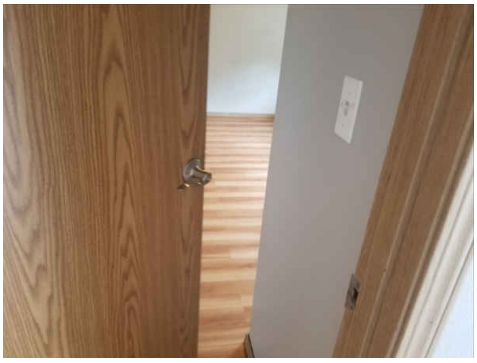
DOOR STRIKER PLATE

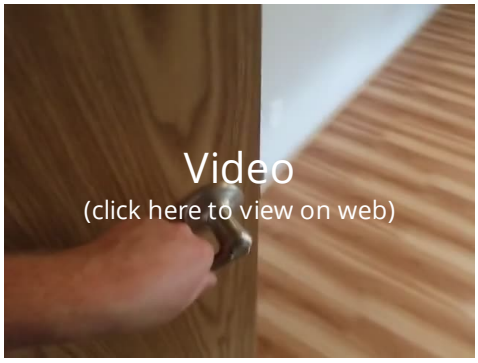
FRONT BEDROOM

The door striker plate needs to be adjusted or installed for the striker pin to engage.

Recommendation

Contact a qualified handyman.





13.2.2 Doors

Medium Priority

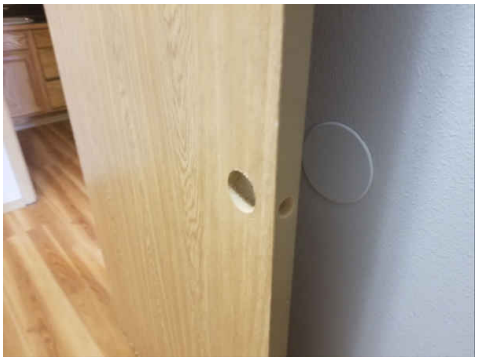
DOOR HARDWARE MISSING/NEEDS ADJUSTING

LAUNDRY ROOM

One more doors have Hardware that is missing or in need repair or adjustment.

Recommendation

Contact a qualified professional.



13.5.1 Windows

Low Priority

SCREENS DAMAGED/MISSING

Window screens were missing or damaged in one or more areas. We recommend repair or replacement as needed.

Recommendation

Contact a qualified professional.

13.8.1 Smoke & CO Detectors Notes

Medium Priority

SMOKE DETECTOR IS CHIRPING

Thesmoke detector is chirping, and should be serviced.

Recommendation

Contact a qualified handyman.

14: ATTIC

Information

Attic Access Location
Laundry Room

Insulation Notes: Acceptable
Insulation is acceptable.

Insulation Notes: Insulation Type
Batt, Fiberglass

Exhaust Ducts: Acceptable
The visible portions of the exhaust ducts appear to be functional.

Plumbing Vents: Acceptable
The accessible plumbing vents were in acceptable condition.

Attic Photos

Method of Evaluation: Entered
The attic was evaluated by direct access to easily accessible areas, and viewed from easy vantage points. Vaulted ceilings have limited access.

Framing Notes: Factory-built truss system - Acceptable
The roof framing is in satisfactory condition. The roof framing consists of a factory- built wood truss system, comprised of components called chords, webs, and struts that are connected by metal gussets nailed in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Roof Decking Notes: OSB decking-Acceptable
The visible portions of the oriented strand board roof or OSB decking are in acceptable condition and should conform to the standards of the year in which they were installed.

Observations

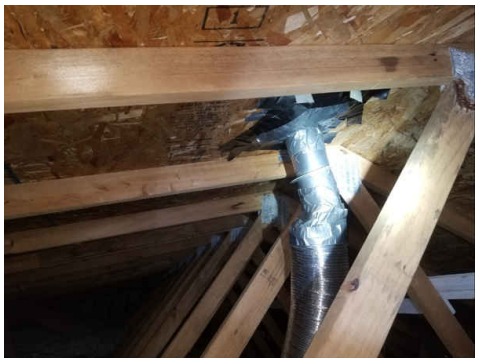
14.7.1 Exhaust Ducts

Low Priority

EXHAUST DUCTS TAPED WITH DUCT TAPE

One or more exhaust ducts in the attic are taped together with duct tape or other unapproved material which can become brittle and lead to failure. I recommend re-taping the exhaust lines with approved HVAC tape such as - High Heat Duct Insulation tape

Approved HVAC Heat Tape



14.8.1 Ventilation

Low Priority

LIMITED VENTILATION

Ventilation is limited, and could be improved. Contacting a qualified insulation contractor about having your attic ventilation upgraded could help lower energy costs by cooling down your attic during the warmer summer months.

15: CRAWLSPACE, FOUNDATION, STRUCTURE & BASEMENTS

Information

Crawlspace Notes: **Crawlspace Photos**

Sub-floor Structure: **Serviceable Condition**

The visible Beams, posts and piers and other sub-floor components were in acceptable condition at the time of the inspections. Any exceptions will be noted below.

16: GENERAL COMMENTS

Information

General Info

This report is the exclusive property of Mountains to Sound Home Inpection, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed in this report are those of Mountains to Sound Home Inspection, LLC and supersede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the Washington State Home Inspector Standards of Practice and those that I do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that I make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.All printed comments and the opinions expressed herein are those of the Inspection Company.

Scope of work

You have contracted with Mountains to Sound Home Inspection, LLC to perform a generalist inspection in accordance with the standards of practice established by the state of Washington and the International Association of Certified Home Inspectors (InterNACHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, 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 generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which is clearly indicated in the standards. However, 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos 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, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, 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, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

MOLD is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread in the air then 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. However, there are less common molds that are called toxins 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 website at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

ASBESTOS is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it 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. Significantly, 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.

POPCORN CEILING- In early formulations, it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States,[1] popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-

bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1977. Inhaled in large quantities, asbestos fibers can cause lung disease, scarring of the lungs and lung cancer. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous.

RADON is a gas that results from the natural decay of radioactive materials in 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 be 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 effects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, 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. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes, it is a definite health hazard. Although rarely found in modern use, the lead could be present in any home build as recently as the nineteen forties. 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 within the contingency period.

CRACKS AND WINDOWS Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Many environmental factors come into play when and if hermetic seals have failed and Unfortunately, it is not always apparent, which is why we disclaim an evaluation of hermetic seals or unnoticed fogging glass. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

All conditions are reported as they existed at the time of the inspection. The information contained in this report may be unreliable beyond the date of the inspection due to changing conditions.

17: REASONABLE EXPECTATIONS OF A HOME INSPECTION

Information

Setting Reasonable Expectations

Setting Reasonable Expectations When Things Go Wrong.

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect people's decisions to purchase.

Contractors Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man In Theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say I can't believe you had this house inspected, and they didn't find this problem. There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we would find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. Were Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.

18: REPORT CONCLUSION

Information

Conclusion

Congratulations on the purchase of your new home. Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service and trust that you will be completely satisfied 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 we are not specialists or 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 manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

STANDARDS OF PRACTICE

Exterior

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 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.

When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions, repairs are usually noted in the form seventeen.

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items can not be judged and are not a 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 rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed, the materials or their nature of construction and condition of the underneath cannot be determined. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection.

These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period.

This report is issued in consideration a foregoing disclaimer in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that a annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Garage(s)

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Main Electrical Panel

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the 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 bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Heating System
Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the Washington standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Safety devices are not tested by the inspector. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes a costly condition to address.

Water Heater & Plumbing
Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Review of these systems could be performed by qualified specialists prior to closing of escrow.

Kitchen
Inspection of the stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Bathrooms
Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their duct work are tested for their proper operation and examined where visible.

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.

Interiors, Windows & Doors
Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors 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 is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition 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 overheat the firebox and flue liners, sometimes resulting in internal damage.

Attic
Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Crawlspace, Foundation, Structure & Basements
Many of the dwellings structural elements and portions of it's mechanical systems are visible inside the Crawl Space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area.

Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl Space during the rainy season.