



# MOUNTAINS TO SOUND HOME INSPECTION LLC

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## HOME INSPECTION REPORT

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MAY 30, 2020



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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](#).

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## SUMMARY

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LOW PRIORITY













MEDIUM PRIORITY



HIGH PRIORITY

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-  5.1.1 Water Heater & Plumbing - Water Heating System: Discharge pipe - Flexible
-  6.1.1 Kitchen - Sink and Faucet: Water temp too high
-  8.4.1 Bathrooms - Tub-Shower: Diverter valve Partially working
-  8.8.1 Bathrooms - Exhaust Fan: The exhaust fan is noisy
-  9.2.1 Laundry - Dryer Vent: Separated behind the dryer
-  10.5.1 Interiors, Windows & Doors - Windows: Screens Damaged/Missing
-  10.6.1 Interiors, Windows & Doors - Smoke & CO Detectors Notes: Add carbon monoxide detector
-  11.1.1 Crawlspace, Foundation, Structure & Basements - Crawlspace Notes: Vapor Barrier Clear
-  11.1.2 Crawlspace, Foundation, Structure & Basements - Crawlspace Notes: Waste pipe leaking in crawlspace
-  11.1.3 Crawlspace, Foundation, Structure & Basements - Crawlspace Notes: Insulation-falling Down

# 1: POSITIVE ATTRIBUTES OF THE HOME

## Information

### Plumbing

The plumbing system was  
Copper plumbing

### Addition Features

Wood Burning Fireplace

### Description

End Unit condomunium with Bright and open floor plan is great for entertaining. Flexible loft area, use it for crafts/hobby/storage or even a bedroom. Reserved parking and extra outside storage Close to shopping, restaurants and easy commute to downtown Seattle. 8 min to downtown Des Moines and waterfront!

## 2: INSPECTION DETAILS

### Information

<b>Start Time</b> 1pm	<b>In Attendance</b> Inspector Only	<b>Occupancy</b> Vacant
<b>Style</b> Single Level	<b>Weather Conditions</b> Cloudy, Heavy Rain	<b>Year Built</b> 1980
<b>Temperature</b> 50-60 degrees		

**Type of Building**  
Condominium / Townhouse

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.



### Condominium Disclaimer

Because this is a report on a condominium or town home inspection, I do not fully inspect or report on the condition of the roof, the foundation, grading and drainage, irrigation systems or components beyond the unit (such as swimming pools or water features), which are typically the responsibility of the home owners' association or property management company. I recommend contacting them with any questions regarding these and other items and your financial responsibility with them.

### Notice to Absent Clients

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult to understand. Since you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify with us anything that you believe we may have said.

### 3: 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**  
150, Condo



**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 grounding was observed and found to be in good repair and of adequate function at the time of the inspection.

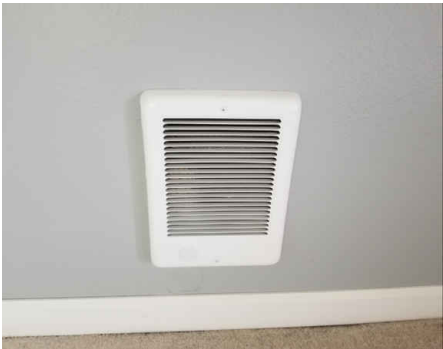
**Main Panel Notes: Acceptable**  
The panel and its components have no visible deficiencies. Any exceptions will be noted below.

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

# 4: ELECTRIC HEATING SYSTEM

## Information

### Electric Heating Notes: Equipment Photo



### Electric Heating Notes: Resistance Heaters      Thermostats: Acceptable

The resistance heaters were functional.

The thermostats were functional at the time of the inspection.



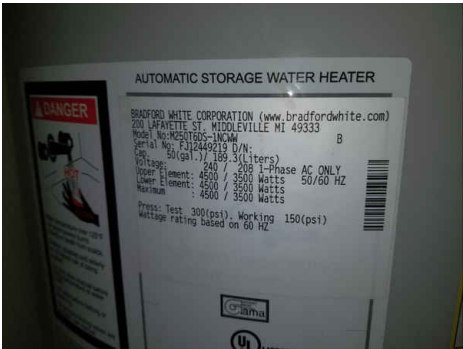
# 5: WATER HEATER & PLUMBING

## Information

**Water Heating System: Energy Source/Type**  
Electric

**Water Heating System: Year**  
2009

**Water Heating System: Location**  
Laundry Room



**Water Heating System: Capacity**  
50

**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.

**Water Heating System: Electrical Connections-Acceptable**  
The electrical connection to the water heater is functional.

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

**Main Water Shut-Off, Distribution & Supply: Water Meter Location**  
Hoa no apparent meter.



**Main Water Shut-Off, Distribution & Supply: Water Supply Material To House**  
Unknown

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

## Water Heating System: Manufacturer and picture

Bradford & White

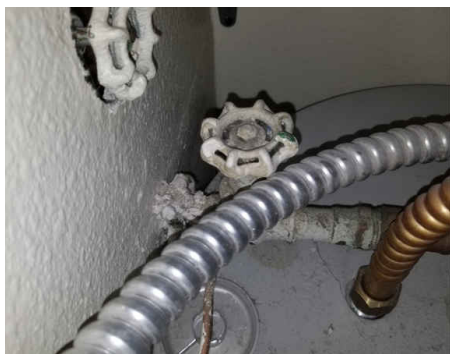
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[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: Thermal Expansion Tank

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

## 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: Water Distribution Material

Visible copper

A representative amount of the plumbing distribution system was observed and found to be in good repair.

## 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.

## Observations

### 5.1.1 Water Heating System

 Low Priority

#### **DISCHARGE PIPE - FLEXIBLE**

The discharge pipe from the relief valve includes a flexible line and should be replaced with a solid copper discharge pipe. This is because flexible lines can become kinked and possibly prevent the relief valve from working properly in the event it needs to release temperature or pressure and may cause a dangerous situation.

#### Recommendation

Contact a qualified plumbing contractor.



# 6: 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 ceiling lights are functional.

### 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

### 6.1.1 Sink and Faucet

#### WATER TEMP TOO HIGH

Medium Priority

The Water temp at the Kitchen Faucet is over 120 Degrees. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heater temps to 120 degrees Fahrenheit.

Recommendation  
Recommended DIY Project



# 7: KITCHEN APPLIANCES

## Information

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**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.

# 8: BATHROOMS

## Information

<b>Sink and Faucet: Acceptable</b> The sinks were functional.	<b>Trap and Drain: Acceptable</b> The trap and drain are functional. No leaking was noted.	<b>Toilet: Acceptable</b> The toilets were functional, flushes properly and no leaking noted.
<b>Countertop: Acceptable</b> The countertops were functional.	<b>Cabinets: Acceptable</b> The cabinets are functional, and do not have any significant damage.	<b>Exhaust Fan: Acceptable</b> The bathroom exhaust fan is functional and works on demand.
<b>Doors: Acceptable</b> The door(s) are functional.	<b>Walls and Ceiling: Acceptable</b> The walls and ceiling are textured drywall and in acceptable condition.	<b>Lights, Wall Switches: Acceptable</b> The wall switches are functional.
<b>Lights, Wall Switches: Acceptable</b> The ceiling/wall lights are functional.	<b>Outlets, Electrical Observations: Serviceable</b> All tested outlets were serviceable. Any exceptions will be noted.	

### 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

8.4.1 Tub-Shower

Medium Priority

DIVERTER VALVE PARTIALLY WORKING

The diverter valve in the tub/shower does not direct all the water supply to the tub faucet and should be serviced as necessary by a qualified technician.

Recommendation

Contact a qualified handyman.



8.8.1 Exhaust Fan

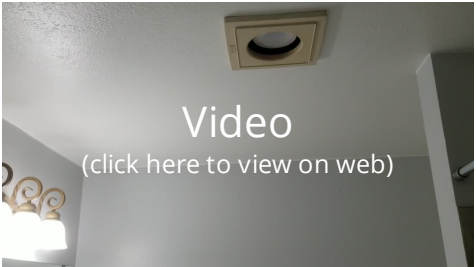
Medium Priority

THE EXHAUST FAN IS NOISY

The bathroom exhaust fan is functional, but noisy and you may want to upgrade it to a quieter one.

Recommendation

Contact a qualified handyman.



## 9: LAUNDRY

### Information

**Washer & Dryer: Equipment photos**



**Washer & Dryer: Dryer power source**  
220 Electric

**Exhaust Fan: Acceptable**  
The laundry exhaust fan was functional.

**Doors: Acceptable**  
The door is functional.

**Walls & Ceiling: Acceptable**  
The walls and ceiling are in acceptable condition.

**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.

**Washer & Dryer: Washer/Dryer Not Inspected**

A VISUAL ONLY inspection of the washer/dry was performed. Testing washers and dryers is beyond the scope of a home inspection. We were not able to confirm their functionality which includes the testing of plumbing supply lines or valves, discharge lines, pumps, dryer vents and receptacles. We recommend asking the seller about all appliances and whether there are issues that should be disclosed.

**220 Volt Receptacle: 220 In-Use**

The 220 volt receptacle for the dryer is in use. Power supply was not tested at the outlet. I recommend you should evaluate this outlet style 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.

### Observations



## 9.2.1 Dryer Vent

**SEPARATED BEHIND THE DRYER**

The dryer vent is separated behind the dryer and should be hooked up before use.

Recommendation

Contact a qualified handyman.



Medium Priority



# 10: 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.

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

Wood Burning



**Lights, Wall Switches: Acceptable**

The wall switches are functional.

**Lights, Wall Switches: Acceptable**

The ceiling lights are functional.

**Outlets, Electrical: Acceptable**

The outlets were functional and grounded. Exceptions will be 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 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.

## Fireplace Notes: Wood Burning Fireplace Acceptable

The Wood burning fireplace appeared to be in functional condition. Note that lighting fires is not part of a home inspection.

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector. This is our recommendation as well.

## 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

### 10.5.1 Windows

#### SCREENS DAMAGED/MISSING

##### LIVING ROOM

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

##### Recommendation

Contact a qualified professional.



### 10.6.1 Smoke & CO Detectors Notes

#### ADD CARBON MONOXIDE DETECTOR



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In order to ensure that your home has maximum protection, it's important to have a **CO detector** on every floor. **Carbon monoxide detectors** can get the best reading of your home's air when they are **placed per manufacturer's instructions**.

Recommendation

Contact a qualified handyman.

# 11: CRAWLSPACE, FOUNDATION, STRUCTURE & BASEMENTS

## Information

**Crawlspace Notes: Crawlspace Access Location**  
Front

**Foundation: Inspection Method**  
Crawlspace Entered

**Crawlspace Notes: Crawlspace Photos**



**Crawlspace Notes: Inspection Method**  
Crawlspace Traversed

The inspector will enter and inspect all attic and crawlspaces that have no physical or safety limitations, and is limited to the comfort of the inspector.

**Foundation: Material/Type**  
Concrete, Post and Beam

The foundation showed only the normal signs of weathering and or cracking at the time of the inspection.

**Foundation: Foundation Acceptable**

The foundation was found to be in acceptable condition. Any exceptions will be noted below.

**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.

## Observations

11.1.1 Crawlspace Notes

VAPOR BARRIER CLEAR

Low Priority

The vapor barrier was installed but was clear. We recommend black vapor barrier be installed.

Recommendation

Contact a qualified professional.

11.1.2 Crawlspace Notes

WASTE PIPE LEAKING IN CRAWLSPACE

High Priority

A waste pipe was leaking in the crawlspace and repair is needed

Recommendation

Contact a qualified plumbing contractor.



11.1.3 Crawlspace Notes

INSULATION-FALLING DOWN

Medium Priority

The insulation in the crawlspace was falling down in one or more locations at the time of the inspection. Recommend re-installing.

Recommendation

Contact a qualified handyman.



## 12: GENERAL COMMENTS

### Information

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#### General Info

This report is the exclusive property of Mountains to Sound Home Inspection, 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](http://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](http://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.

# 13: REASONABLE EXPECTATIONS OF A HOME INSPECTION

## Information

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## 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.

# 14: REPORT CONCLUSION

## Information

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### 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 roofer 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

## 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.

## Electric 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.

**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.