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(360) 298-1163

Serving Anacortes, San Juan Islands, Whidbey Island, Skagit, Whatcom & Snohomish Counties

Thanks very much for choosing **All Islands Home Inspections** to inspect this home for you! I appreciate your trust and business and hope to have exceeded your expectations. This **Report** is formatted with a **Summary Section** at the beginning of the **Report**- efficiently highlighting most on-site findings- followed by the detailed **Inspection Report** with additional information, pictures and videos where appropriate. The **Summary** is NOT the entire **Inspection Report**; you will need to scroll down to view the complete **Inspection Report** in its entirety.

If you have any questions or concerns after viewing the **Report**, please don't hesitate to call or email any time; my goal is to ensure you completely understand the home you are buying. Thanks again!

Inspection Report

123 Sample Lane, Anywhere, WA 98000



Washington State Licensed Home Inspector #624



INVOICE

All Islands Home Inspections
P.O. Box 354
Eastsound, WA 98245
www.allislandsinspections.com
(360) 298-1163
Inspected By: Tim M. Hance

Inspection Date: 5/9/2017
Report ID: 123SampleLane

Customer Info:	Inspection Property:
Sample Report Customer's Real Estate Professional: Tim Hance All Islands Home Inspections	123 Sample Lane Anywhere WA 98000

Inspection Fee:

Service	Price	Amount	Sub-Total
Complete Home Inspection	475.00	1	475.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Credit Card

Payment Status: Credit Card - Paid ONLINE (Thank You!)

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Date: 5/9/2017	Time:	Report ID: 123SampleLane
Property: 123 Sample Lane Anywhere WA 98000	Customer: Sample Report	Real Estate Professional: Tim Hance All Islands Home Inspections

Dear Sample Report:

This is a well built and well maintained home. Probably the biggest issues with this home concern (a) apparent mold growth throughout the attic area should be further evaluated and remediated by a qualified mold contractor and (b) LP InnerSeal composite siding, a product subject to class-action lawsuit, was noted deteriorating at the high exposure southern building face- with the possibility of underlying structural damage- that should be further evaluated by a qualified contractor to make necessary repairs. Some really positive attributes of the house are a new standing seam metal roof, with 40+ years of remaining estimated life, newly remodeled kitchen and bathrooms in excellent condition, and a newly installed furnace.

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this Report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

*For issues brought to light in the Report below, it is highly recommended that you have qualified contractors further evaluate prior to closing. Your Realtor should have a list of qualified, trusted local contractors (home inspectors can't recommend contractors by state law for conflict-of-interest reasons). Further evaluation by contractors, when advised, is important because (1) it completes your understanding of the issues and costs to repair and (2) it is common for other related issues to become apparent- that were not apparent during the home inspection- when the specialty contractor further investigates. In other words, a specialty contractor can further inspect specific issues- sometimes invasively if necessary- whereas the home inspection is necessarily, and by state law, non-invasive and visual only. Those items in the Report denoted as a **Repair**, **Major Issue**, or **Safety Issue** should be further evaluated by qualified contractors prior to closing to complete your understanding of the home.*

Finally, I highly recommend you, or an authorized representative, conduct a final "walk-through" of the home just before closing. In this way, you can ensure that nothing has changed since the time of inspection. I recommend looking in sink base cabinets for possible leaks and conducting a general "walk-through" looking for anything obvious. If you see an issue of concern, please feel free to call, text or email me for comment and advice, together with your Realtor. Once you own the home, all issues related to it and the costs therefor are no longer the responsibility of the Seller.

Please review the Report below in its entirety and let me know if you have any questions whatsoever. Thanks again for choosing All Islands Home Inspections!

Sincerely,

--Tim M. Hance, All Islands Home Inspections

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be carefully considered.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

CONVENTIONS USED IN THIS REPORT

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense. Further evaluation by a qualified contractor prior to closing is advised.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention. Further evaluation by a qualified contractor prior to closing is advised.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. Further evaluation prior to closing by a qualified contractor is advised.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Standards of Practice: Washington State Standards of Practice, ASHI American Society of Home Inspectors, NACHI National Association of Certified Home Inspectors	In Attendance: Customer, Realtor	Building Type: Single Family (2 story), Manufactured Home
Approximate age of building: 1994, Original Construction (per L&I electrical 60F panel stamp); verify date of construction with Seller, Realtor and/or Assessor	Temperature:	Weather: Sunny w/ Partial Clouds
Ground/Soil surface condition: Dry	Rain in last 3 days: Yes	Water Test: No. Inspection of Water System is not within the scope of a home inspection. If this is of concern to you, please ask your Realtor for a water system contractor referral.

General Summary



All Islands Home Inspections

Customer
Sample Report

Address
123 Sample Lane
Anywhere WA 98000

The following items or discoveries indicate that these systems or components **do not function as intended or could present a safety issue. These items warrant further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report follows and may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected

The standing seam metal roof coverings and flashing details on this home were in satisfactory condition at the time of inspection and appear professionally installed. No major defects or signs of leaking were noted at the time of inspection. Well and annually maintained, you can expect 30+ years of serviceable life from these roof coverings. See attached video taken atop the roof at the time of inspection.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected

(1) **Repair / Potential Major Issue:** What appears to be LP InnerSeal composite siding was noted installed on this home. Deteriorated LP siding, with the possibility of underlying structural damage, was noted at the high-exposure southern building face that should be further evaluated by qualified contractors to make necessary repairs. This was evidenced by obvious deterioration, soft spots, characteristic swelled composite siding and edge-checking. Approximately 10-25 percent of the exterior siding appears to require replacement at this time (confirm with qualified contractor). Additionally, peeling/cracked paint at the bottom lap edge of siding boards and failed caulking details at exterior penetrations and abutments should be properly sealed (painted and caulked) by a qualified painting contractor, one familiar with LP InnerSeal composite siding painting requirements, to prevent further damage and extend serviceable life. LP InnerSeal siding is a product that was subject to class-action lawsuit for premature failure and elevated maintenance requirements. Well and proactively maintained (e.g., painted and caulked) this siding product will deliver years of serviceable life, but it does require elevated maintenance. Further evaluation of all LP InnerSeal siding by a qualified contractor- one familiar with LP InnerSeal siding- is advised to further evaluate and make necessary repairs. See attached pictures/video.

(2) **REPAIR:** Caulk siding/siding, trim/trim and siding/trim abutments to prevent water/insect damage. Monitor caulking annually and re-caulk if cracks in caulking are noted. See attached picture.

(3) **Repair:** As stated above, peeling/cracked paint and failed caulking details around the perimeter of the home should be further evaluated by a qualified contractor to ensure that all exterior elements are properly sealed.

(4) **REPAIR:** Failed caulk noted at some exterior penetrations. Caulk around all exterior penetrations (e.g., windows, doors, utility penetrations, etc.) to prevent water intrusion and insect damage. This is considered an annual maintenance issue to monitor and re-caulk as necessary. Failure to properly seal exterior penetrations can lead to underlying concealed structural damage. See attached picture.

2.1 DOORS (Exterior)

Inspected

(1) **REPAIR:** The doorbell did not function at the time of inspection. See attached picture.

(2) **REPAIR:** Deterioration noted at exterior door jamb. This was noted at the upper southern exterior door jamb. See attached picture.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

(1) **Improve:** Bolting the deck ledger to the rim joist of the home is advised for improved security. Additionally, flashing the deck ledger is advised at this traditionally vulnerable area to water intrusion and damage. See attached picture.

(2) **Repair:** I recommend you have a qualified contractor further evaluate the deck systems to make necessary repairs. Some items noted include: (1) deterioration was noted at the stairway railing; (2) select repair and replacement of deteriorating deck boards is advised as necessary; (3) deterioration was noted on portions of the upper-deck railing system; (4) the 4x4 support column at the SE exterior is deteriorating at its base where it is in direct contact with the ground; and (5) the stairway railing is quite loose and should be secured for safety reasons. A qualified contractor may very well advise additional repairs and improvements; further evaluation is advised. See attached pictures.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

REPAIR: Landscaping elements and vegetative growth should be trimmed away from the building exterior to prevent moisture and insect damage. Eighteen inches clearance is recommended; when not practical, avoid direct contact between vegetative growth and the building envelope. Visual inspection of the exterior elements is restricted by landscaping elements that are in direct contact with and obscuring the building's exterior from visual inspection. See attached picture.

3. Interiors

3.0 CEILINGS

Inspected

The interior elements of this home were in satisfactory, well maintained, condition at the time of inspection. No visible signs of major defects, leaks to the interior, or significant structural settling were noted at the time of inspection. This is a well maintained home.

3.1 WALLS

Inspected

Repair: Minor apparent mold growth was noted underneath the stairs adjacent the water shutoff valve.

3.2 FLOORS

Inspected

Repair: The linoleum adjacent the upstairs tub/shower enclosure appears to have receded, exposing underlying plywood sheathing, which is vulnerable to water damage. I recommend sealing this vulnerable interface. See attached picture.

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

Repair: A loose railing baluster was noted at the upstairs railing system. See attached picture.

3.5 DOORS (REPRESENTATIVE NUMBER)**Inspected**

Repair: Some of the basement interior doors are missing.

3.6 WINDOWS (REPRESENTATIVE NUMBER)**Inspected**

Repair: The upstairs dining room east single-hung window latch is stuck and not functional; some of the other window latches were tight and difficult to operate. See attached picture.

4. Structural Components

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**Inspected**

Structurally, this home appears to be in satisfactory condition. There was no evidence of substantial structural settling noted on the exterior, interior, basement, crawl space or attic areas of this home at the time of inspection. See attached video documenting the crawl space at the time of inspection.

4.1 WALLS (Structural)**Inspected**

Repair: Apparent dead carpenter ant carcasses were noted in the basement bedroom storage bench seat, suggesting historic activity. This is in the area where deteriorated LP InnerSeal siding was noted; there is the possibility of underlying structural and insect damage not visible without invasive inspection. Further evaluation is strongly advised. See attached picture.

5. Plumbing System

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Inspected**

The plumbing system for this home, both supply and waste, was in satisfactory condition at the time of inspection and appears professionally installed. There were no signs of major defects or leaks at the time of inspection.

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Inspected**

(1) **FYI:** Exterior hose bibs with installed outdoor faucet covers were not tested. See attached picture.

(2) **Repair:** The subfloor adjacent the toilet is saturated when probed with a moisture meter; I recommend further evaluation by a qualified contractor to pull and reset the toilet and make necessary repairs. See attached pictures.

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Inspected**

(1) **Monitor / Repair:** The water heater, manufactured in 2006, is approaching the end of its statistical expected life of 7-12 years. It would be wise to budget for a new unit, although the unit did function satisfactorily at the time of inspection.

(2) **REPAIR:** Strapping the water heater at the top and bottom 1/3s of the appliance is advised, as customarily required in seismic zones. The top strap of the water heater is not fully secured. See attached picture.

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**Inspected**

Street Meter (see video) and Valve in Basement Under Stairs (see picture)

5.5 MAIN FUEL SHUT OFF (Describe Location)**Inspected**

Exterior Meter & Shut-Off Valves

6. Electrical System

6.0 SERVICE ENTRANCE CONDUCTORS**Inspected**

The electrical panel is well arranged, appears professionally installed, showed no evidence of electrical events or installation deficiencies, and was in satisfactory condition at the time of inspection. A thermal scan of the breakers and wiring did not show any overheating issues. See attached picture and video of panel interior.

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Inspected**

(1) **Repair:** A few light fixtures did not function at the time of inspection. This is typically due to blown or missing light bulbs. I recommend installing new light bulbs to verify proper fixture function. This was noted at the kitchen recessed light fixture and the basement-level southern exterior light fixture. See attached pictures.

(2) **Repair:** Ungrounded 3-prong outlets were discovered at the time of inspection. Provide satisfactory ground, or have replaced with 2-prong outlets by a qualified electrical contractor. This was noted at an outlet in the upstairs SW bedroom.

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Inspected, Not Present**

SAFETY ISSUE: The upper-south deck exterior outlet is not GFCI protected.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**Inspected**

Main Panel in Hallway (see picture and video attached)

6.7 SMOKE DETECTORS**Inspected**

Safety Issue: Some of the smoke detectors have been intentionally disconnected. Replace smoke detector batteries upon possession and at manufacturer's recommended intervals thereafter. Replace smoke detectors every ten (10) years. See attached pictures.

6.8 CARBON MONOXIDE DETECTORS**Inspected, Not Present**

SAFETY ISSUE / REPAIR : I only noted a CO detector in the basement level of the home. By law, the Seller is required to install Carbon Monoxide (CO) alarms (a) on each level of the home and (b) pursuant to the specific manufacturer's installation instructions. Carbon monoxide detectors must also be UL2034 rated.

7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT**Inspected**

(1) **Repair:** The Cadet electric wall heater in the basement storage room did not function at the time of inspection and its control knob is mechanically damaged. All other wall heaters throughout the house functioned satisfactorily at the time of inspection with no noted defects. See attached pictures.

(2) **Repair:** Verify that the Lennox natural gas-fired forced air heating system has been annually serviced by a qualified HVAC technician and have serviced if not serviced within the past twelve (12) months. Service on an

annual basis thereafter is advised for optimal performance, longevity, and for safety reasons. This appliance was manufactured in 2015 and should deliver 15+- years of remaining serviceable life if well and annually maintained.

(3) **Repair:** Verify that the Buderus natural gas-fired hydronic radiant in-floor heating system has been annually serviced by a qualified HVAC technician and have serviced if not serviced within the past twelve (12) months. Service on an annual basis thereafter is advised for optimal performance, longevity, and for safety reasons. This appliance was manufactured in 2005 and should deliver 10+ years of remaining serviceable life if well and annually maintained. See attached video documenting satisfactory operation of the radiant in-floor heating system when viewed with infrared thermography.

7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected

Repair / Safety Issue: Further evaluation and cleaning of the wood burning stove and flue by a qualified chimney sweep is recommended. The wood burning stove otherwise appears to be in satisfactory condition.

8. Insulation and Ventilation

8.0 INSULATION IN ATTIC

Inspected

This appears to be a well insulated home, with insulation and ventilation levels commensurate for a home of this age and type of construction. See attached video documenting the southern attic area.

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

Repair: Evidence of insufficient ventilation and elevated moisture conditions, presenting as apparent mold growth on sheathing within the attic should be further evaluated, repaired and remediated by a qualified contractor. This was noted to a fairly significant extent throughout the attic. A possible contributing factor may very well be insufficient ridge ventilation; I recommend a qualified contractor further evaluate the ventilation within the attic area, make necessary repairs, and then properly remediate and encapsulate apparent mold growth throughout. See attached pictures/video.

9. Built-In Kitchen Appliances

9.0 DISHWASHER

Inspected

(1) Excepting mention below, all permanently installed appliances functioned satisfactorily at the time of inspection with no noted defects.

(2) **IMPROVE:** Many of the appliances in the home are older units, in particular the range vent hood and range oven, for which replacement might be considered for improved energy efficiency. Utility companies often have rebate programs for the purchase of EnergyStar appliances. In the meantime, it would be wise to budget for potentially elevated maintenance costs.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tim M. Hance

1. Roofing

During the course of the home inspection, I will observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. I will also: Describe the type of roof covering materials; and Report the methods used to observe the roofing. Pursuant to our Agreement and the Standards of Practice, I am not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: Metal Metal Flashings Standing Seam	Viewed roof covering from: Walked roof	Sky Light(s): One+ Fixed
Chimney (exterior): Double Wall LIMITED VISIBILITY Metal	Roof Drainage System: Aluminum Downspouts Discharge Below Grade	Condition of Roof Coverings: Satisfactory
# of Roof Layers (Approximate): 1+		

Items

1.0 ROOF COVERINGS

Comments: Inspected

The standing seam metal roof coverings and flashing details on this home were in satisfactory condition at the time of inspection and appear professionally installed. No major defects or signs of leaking were noted at the time of inspection. Well and annually maintained, you can expect 30+ years of serviceable life from these roof coverings. See attached video taken atop the roof at the time of inspection.



1.0 Item 1(Video)

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

.....
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

As your home inspector, I will observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. We also will describe wall cladding materials; operate all entryway doors and a representative number of windows; operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and probe exterior wood components where deterioration is suspected. Pursuant to our Agreement and the Standards of Practice, we are not required to observe: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door operator remote control transmitters; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or presence or condition of buried fuel storage tanks. We are also not allowed to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Lap	Siding Material: Composite board Extra Info : Potential Major Issue: LP InnerSeal siding	Exterior Entry Doors: Clad Sliding Glass Vinyl
Driveway: Gravel	Appurtenance: Deck	Windows: Clad Double Pane (Thermal / Insulated) Horizontal Sliders Picture Single or Double Hung Vinyl
Deck: 2x Deck Joists 4x Posts & Beams 5/4 x 4 Decking Pressure Treated Wood Decking		

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

(1) **Repair / Potential Major Issue:** What appears to be LP InnerSeal composite siding was noted installed on this home. Deteriorated LP siding, with the possibility of underlying structural damage, was noted at the high-exposure southern building face that should be further evaluated by qualified contractors to make necessary repairs. This was evidenced by obvious deterioration, soft spots, characteristic swelled composite siding and edge-checking. Approximately 10-25 percent of the exterior siding appears to require replacement at this time (confirm with qualified contractor). Additionally, peeling/cracked paint at the bottom lap edge of siding boards and failed caulking details at exterior penetrations and abutments should be properly sealed (painted and caulked) by a qualified painting contractor, one familiar with LP InnerSeal composite siding painting requirements, to prevent further damage and extend serviceable life. LP InnerSeal siding is a product that was subject to class-action lawsuit for premature failure and elevated maintenance requirements. Well and proactively maintained (e.g., painted and caulked) this siding product will deliver years of serviceable life, but it does require elevated maintenance. Further evaluation of all LP InnerSeal siding by a qualified contractor- one familiar with LP InnerSeal siding- is advised to further evaluate and make necessary repairs. See attached pictures/video.



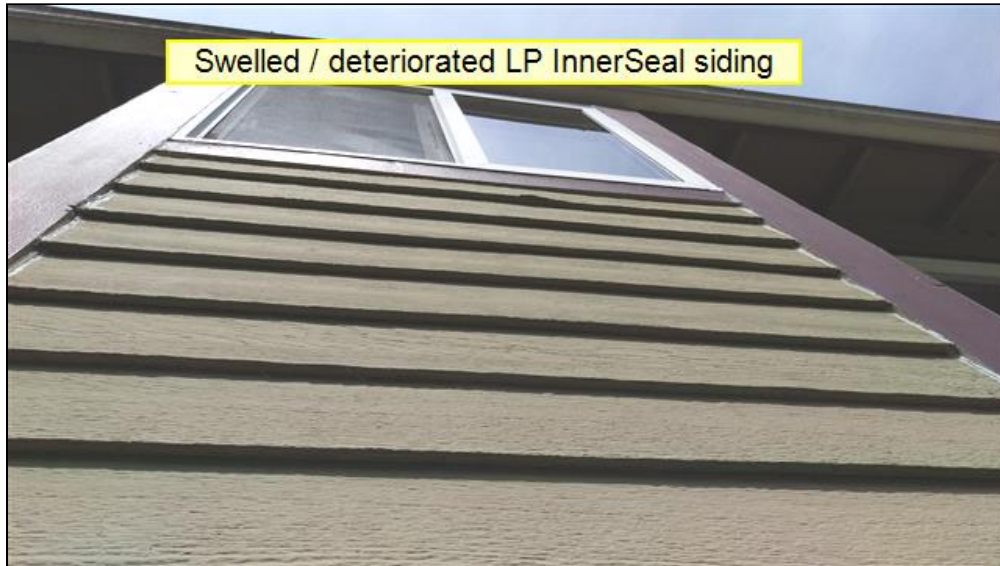
2.0 Item 1(Picture)



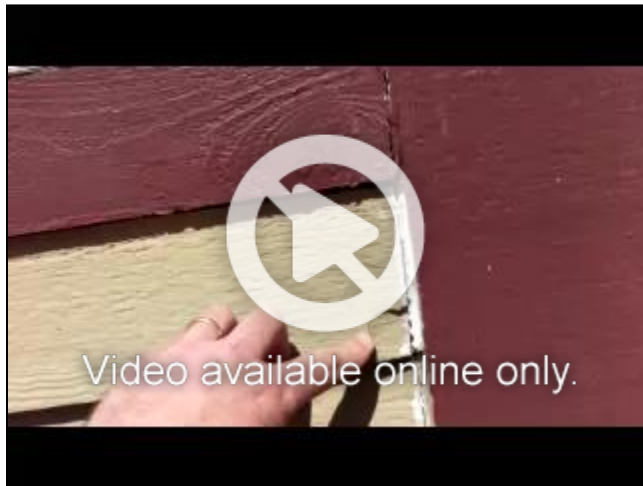
2.0 Item 2(Picture)



2.0 Item 3(Picture)

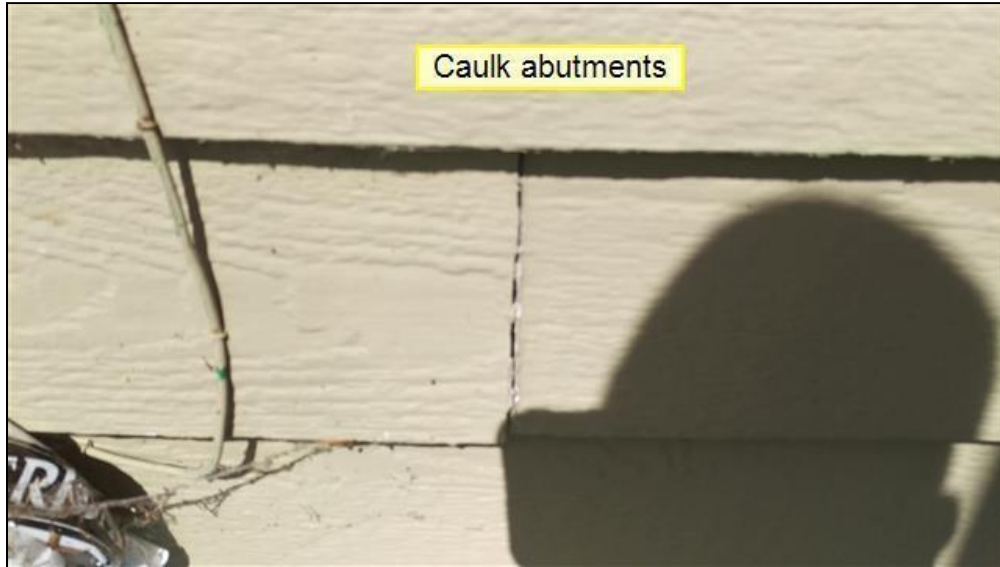


2.0 Item 4(Picture)



2.0 Item 5(Video)

(2) **REPAIR:** Caulk siding/siding, trim/trim and siding/trim abutments to prevent water/insect damage. Monitor caulking annually and re-caulk if cracks in caulking are noted. See attached picture.



2.0 Item 6(Picture)

(3) **Repair:** As stated above, peeling/cracked paint and failed caulking details around the perimeter of the home should be further evaluated by a qualified contractor to ensure that all exterior elements are properly sealed.

(4) **REPAIR:** Failed caulk noted at some exterior penetrations. Caulk around all exterior penetrations (e.g., windows, doors, utility penetrations, etc.) to prevent water intrusion and insect damage. This is considered an annual maintenance issue to monitor and re-caulk as necessary. Failure to properly seal exterior penetrations can lead to underlying concealed structural damage. See attached picture.



2.0 Item 7(Picture)

2.1 DOORS (Exterior)

Comments: Inspected

(1) **REPAIR:** The doorbell did not function at the time of inspection. See attached picture.



2.1 Item 1(Picture)

(2) **REPAIR:** Deterioration noted at exterior door jamb. This was noted at the upper southern exterior door jamb. See attached picture.



2.1 Item 2(Picture)

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

(1) **Improve:** Bolting the deck ledger to the rim joist of the home is advised for improved security. Additionally, flashing the deck ledger is advised at this traditionally vulnerable area to water intrusion and damage. See attached picture.



2.3 Item 1(Picture)

(2) **Repair:** I recommend you have a qualified contractor further evaluate the deck systems to make necessary repairs. Some items noted include: (1) deterioration was noted at the stairway railing; (2) select repair and replacement of deteriorating deck boards is advised as necessary; (3) deterioration was noted on portions of the upper-deck railing system; (4) the 4x4 support column at the SE exterior is deteriorating at its base where it is in direct contact with the ground; and (5) the stairway railing is quite loose and should be secured for safety reasons. A qualified contractor may very well advise additional repairs and improvements; further evaluation is advised. See attached pictures.



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

REPAIR: Landscaping elements and vegetative growth should be trimmed away from the building exterior to prevent moisture and insect damage. Eighteen inches clearance is recommended; when not practical, avoid direct contact between vegetative growth and the building envelope. Visual inspection of the exterior elements is restricted by landscaping elements that are in direct contact with and obscuring the building's exterior from visual inspection. See attached picture.



2.4 Item 1(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

During the course of the home inspection, I will observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. I will also: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Pursuant to our Agreement and the Standards of Practice, I am not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Storage items and furnishings necessarily restrict the interior inspection somewhat. It is always advised that a final walk-through be conducted once all the Seller's personal belongings have been removed.

Styles & Materials

Ceiling Materials: Sheet rock/Drywall	Wall Material: Sheet rock/Drywall	Floor Covering(s): Carpet Laminate Linoleum
Interior Doors: Hollow core	Cabinetry: Wood	Countertop: Laminate

Items

3.0 CEILINGS

Comments: Inspected

The interior elements of this home were in satisfactory, well maintained, condition at the time of inspection. No visible signs of major defects, leaks to the interior, or significant structural settling were noted at the time of inspection. This is a well maintained home.

3.1 WALLS

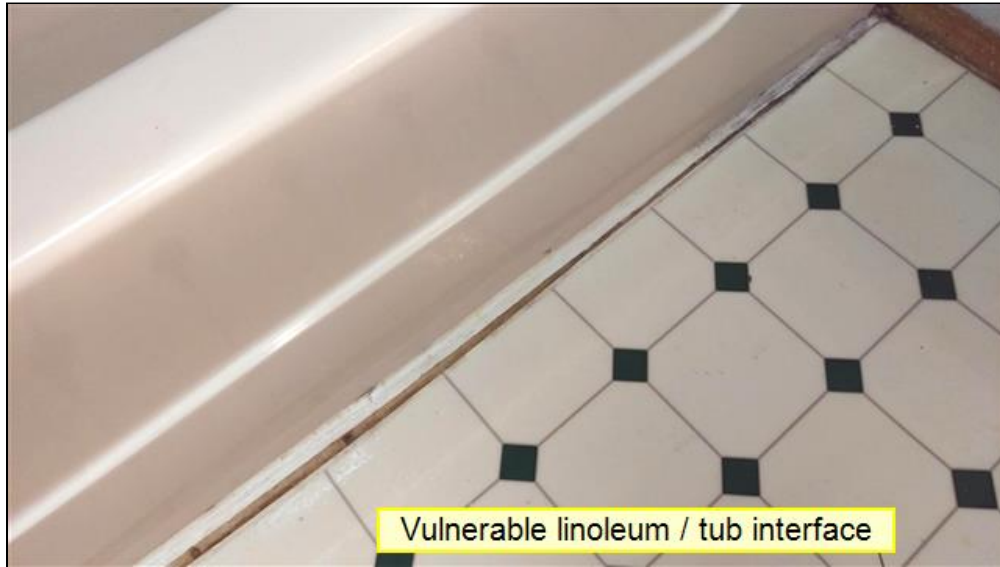
Comments: Inspected

Repair: Minor apparent mold growth was noted underneath the stairs adjacent the water shutoff valve.

3.2 FLOORS

Comments: Inspected

Repair: The linoleum adjacent the upstairs tub/shower enclosure appears to have receded, exposing underlying plywood sheathing, which is vulnerable to water damage. I recommend sealing this vulnerable interface. See attached picture.



3.2 Item 1(Picture)

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

Repair: A loose railing baluster was noted at the upstairs railing system. See attached picture.



3.3 Item 1(Picture)

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

3.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

Repair: Some of the basement interior doors are missing.

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Repair: The upstairs dining room east single-hung window latch is stuck and not functional; some of the other window latches were tight and difficult to operate. See attached picture.



Seized shut dining room window latch

3.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

During the course of the home inspection, I will observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. I will describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. I will also: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Pursuant to our Agreement and the Standards of Practice, I am not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Basement / Crawl Space Configuration Concrete	Method used to observe Crawlspace: Basement Configuration Crawled	Floor Structure: 2x Floor Joists Concrete Slab Plywood Subfloor Basement Configuration
Wall Structure: 2X Wood Studs NOT VISIBLE	Ceiling Structure: Truss	Roof Structure: Engineered wood trusses OSB Sheathing
Roof-Type: Gable	Method used to observe attic: Partial Access (Blown-In Insulation Restricted Access to Attic)	Attic info: Scuttle hole

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Structurally, this home appears to be in satisfactory condition. There was no evidence of substantial structural settling noted on the exterior, interior, basement, crawl space or attic areas of this home at the time of inspection. See attached video documenting the crawl space at the time of inspection.



4.0 Item 1(Video)

4.1 WALLS (Structural)

Comments: Inspected

Repair: Apparent dead carpenter ant carcasses were noted in the basement bedroom storage bench seat, suggesting historic activity. This is in the area where deteriorated LP InnerSeal siding was noted; there is the

possibility of underlying structural and insect damage not visible without invasive inspection. Further evaluation is strongly advised. See attached picture.



4.1 Item 1(Picture)

4.2 COLUMNS OR PIERS

Comments: Inspected

4.3 FLOORS (Structural)

Comments: Inspected

4.4 CEILINGS (structural)

Comments: Inspected

4.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

During the course of the home inspection, I will observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. I will describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. I will also operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. Pursuant to our Agreement and the Standards of Practice, I am not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Well or Spring	Water Filters: (We do not inspect filtration systems)	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: GE
Water Heater Location: Basement	Hot Water Temperature: 120F or Less Maintain hot water temperature at 120F to avoid accidental scalding, for optimal efficiency, and to extend the serviceable life of the water heater.	

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

The plumbing system for this home, both supply and waste, was in satisfactory condition at the time of inspection and appears professionally installed. There were no signs of major defects or leaks at the time of inspection.

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

(1) **FYI:** Exterior hose bibs with installed outdoor faucet covers were not tested. See attached picture.

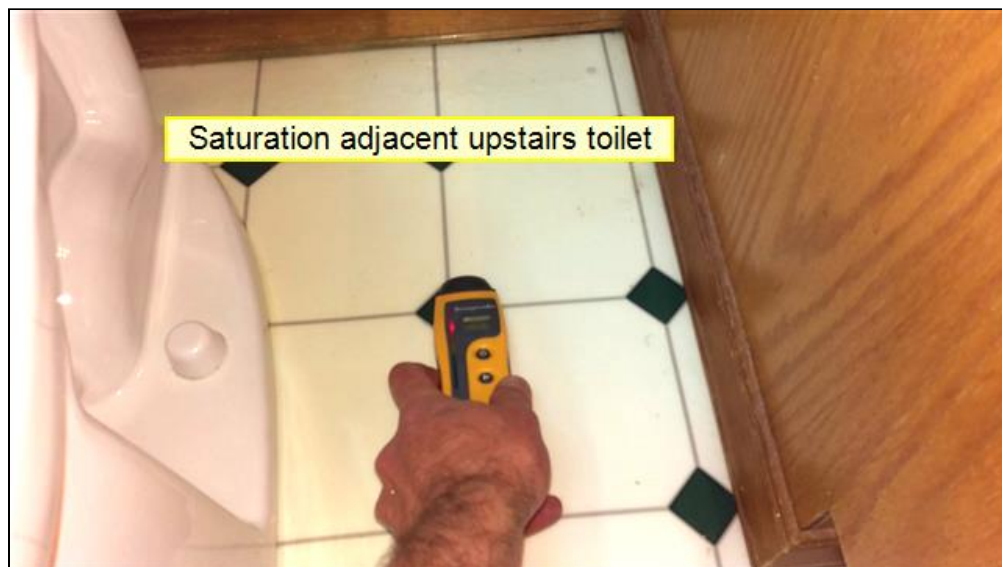


5.1 Item 1(Picture)

(2) **Repair:** The subfloor adjacent the toilet is saturated when probed with a moisture meter; I recommend further evaluation by a qualified contractor to pull and reset the toilet and make necessary repairs. See attached pictures.



5.1 Item 2(Picture)



5.1 Item 3(Picture)

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

(1) **Monitor / Repair:** The water heater, manufactured in 2006, is approaching the end of its statistical expected life of 7-12 years. It would be wise to budget for a new unit, although the unit did function satisfactorily at the time of inspection.

(2) **REPAIR**: Strapping the water heater at the top and bottom 1/3s of the appliance is advised, as customarily required in seismic zones. The top strap of the water heater is not fully secured. See attached picture.



Strap water heater

5.2 Item 1(Picture)

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Street Meter (see video) and Valve in Basement Under Stairs (see picture)



5.3 Item 1(Picture)



5.3 Item 2(Video)

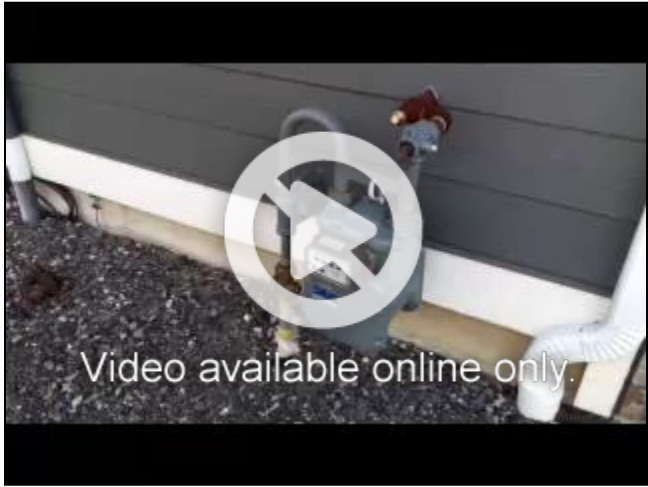
5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Exterior Meter & Shut-Off Valves



5.5 Item 1(Video)

5.6 SUMP PUMP

Comments: Not Present

.....
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

I observe the following during the course of a home inspection: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters; and smoke detectors. We describe: service amperage and voltage; service entry conductor materials; service type as being overhead or underground; and location of main and distribution panels. We will report any observed solid aluminum branch circuit wiring. We will report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. Pursuant to our Agreement and Standards of Practice, we are not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

Styles & Materials

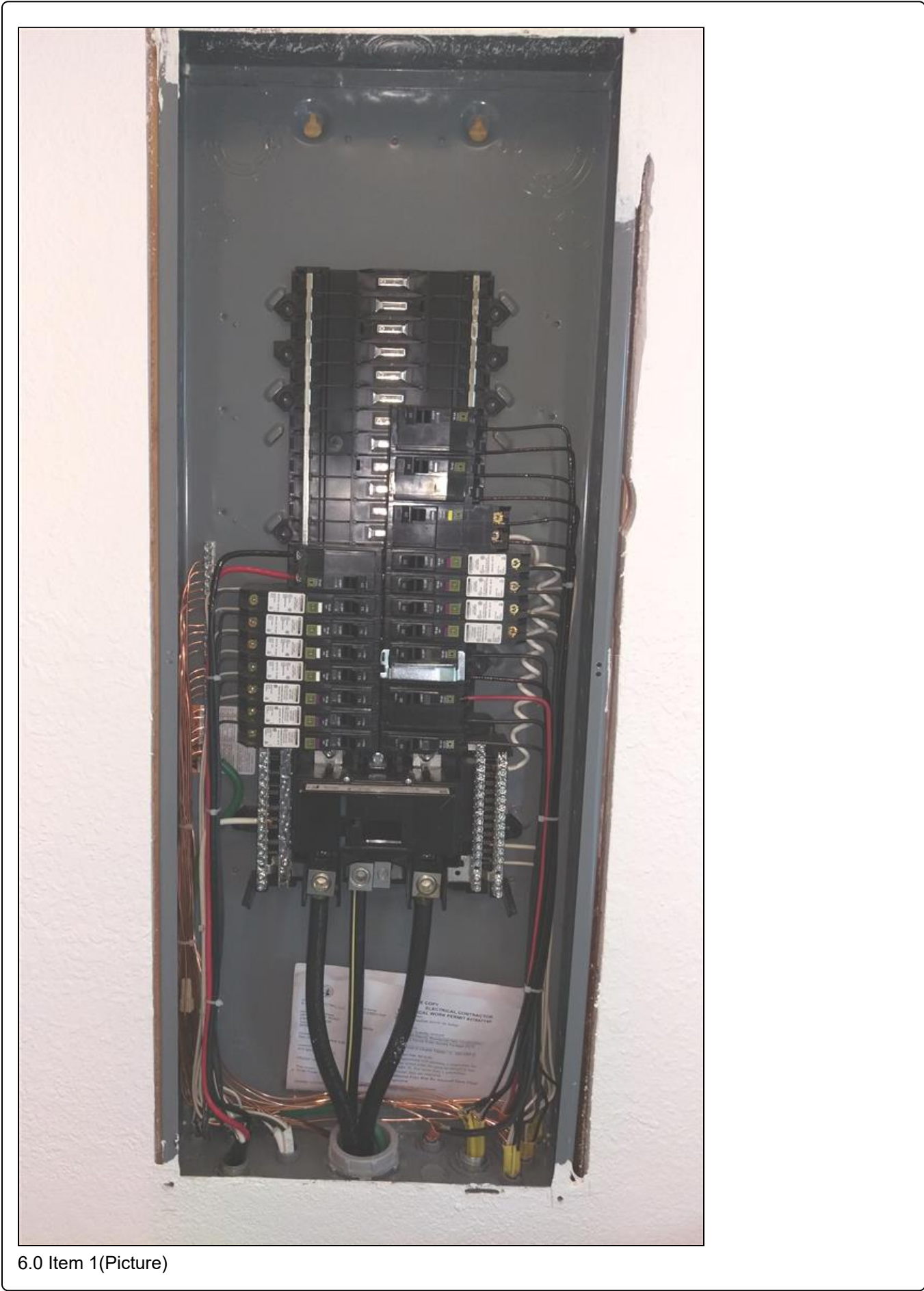
Electrical Service Conductors:	Panel capacity:	Panel Type:
240 Volts	200 AMP	Circuit breakers
Aluminum		
Below ground		
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
CHALLENGER	Copper	Romex

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

The electrical panel is well arranged, appears professionally installed, showed no evidence of electrical events or installation deficiencies, and was in satisfactory condition at the time of inspection. A thermal scan of the breakers and wiring did not show any overheating issues. See attached picture and video of panel interior.



6.0 Item 1(Picture)



6.0 Item 2(Video)

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

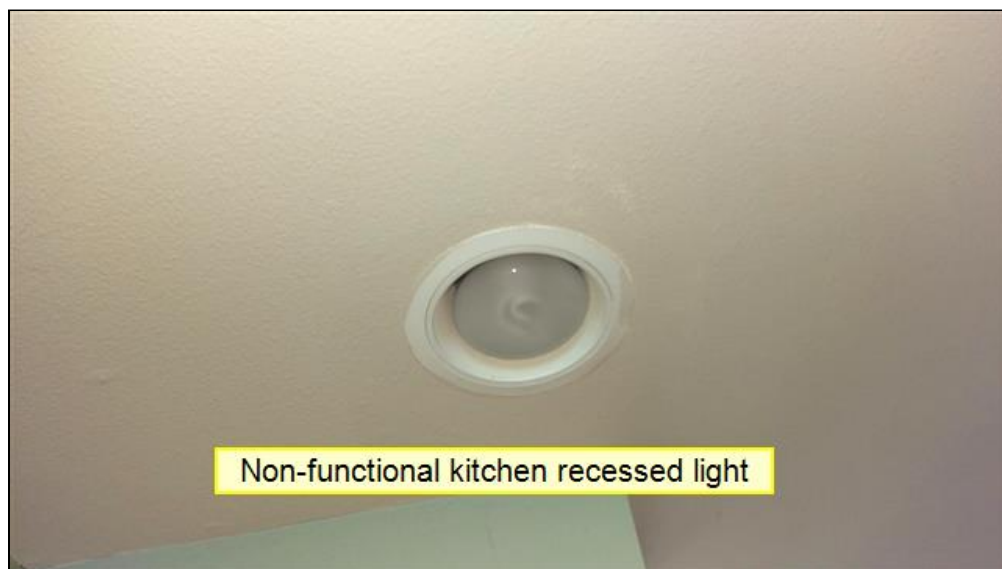
6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

(1) **Repair:** A few light fixtures did not function at the time of inspection. This is typically due to blown or missing light bulbs. I recommend installing new light bulbs to verify proper fixture function. This was noted at the kitchen recessed light fixture and the basement-level southern exterior light fixture. See attached pictures.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

(2) **Repair:** Ungrounded 3-prong outlets were discovered at the time of inspection. Provide satisfactory ground, or have replaced with 2-prong outlets by a qualified electrical contractor. This was noted at an outlet in the upstairs SW bedroom.

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Not Present

SAFETY ISSUE: The upper-south deck exterior outlet is not GFCI protected.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main Panel in Hallway (see picture and video attached)



6.6 Item 1(Video)

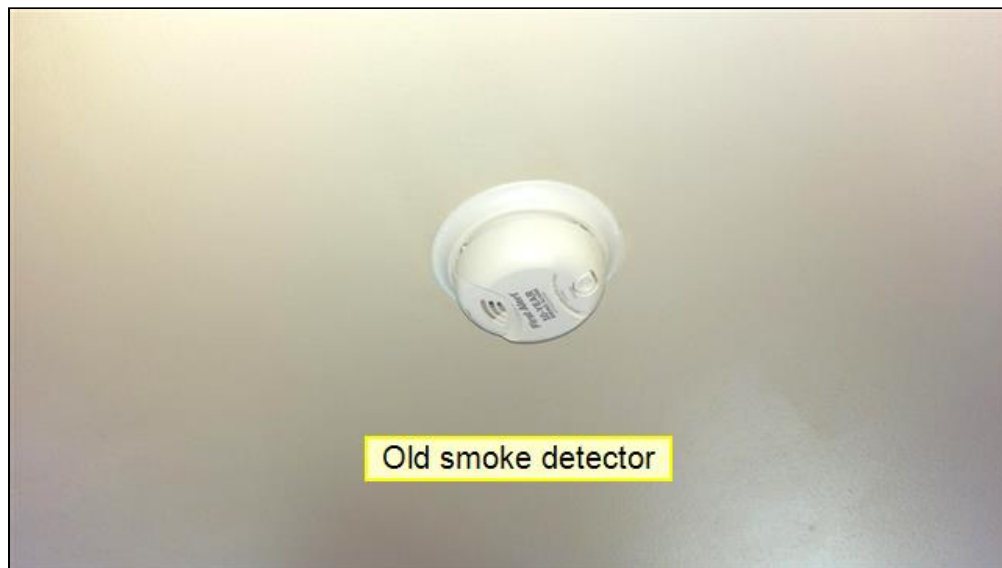


6.6 Item 2(Picture)

6.7 SMOKE DETECTORS

Comments: Inspected

Safety Issue: Some of the smoke detectors have been intentionally disconnected. Replace smoke detector batteries upon possession and at manufacturer's recommended intervals thereafter. Replace smoke detectors every ten (10) years. See attached pictures.



6.7 Item 1(Picture)



6.7 Item 2(Picture)



6.7 Item 3(Picture)

6.8 CARBON MONOXIDE DETECTORS

Comments: Inspected, Not Present

SAFETY ISSUE / REPAIR : I only noted a CO detector in the basement level of the home. By law, the Seller is required to install Carbon Monoxide (CO) alarms (a) on each level of the home and (b) pursuant to the specific manufacturer's installation instructions. Carbon monoxide detectors must also be UL2034 rated.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

As your home inspector, I will observe permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. I will describe: energy source; and heating equipment and distribution type. I will operate the systems using normal operating controls. I will also open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. Pursuant to our Agreement and the Standards of Practice, I am not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Circulating boiler	Electric	Three
Forced Air Furnace	Gas	
Radiant Floor		
Wall Heaters		
Heat System Brand:	Ductwork:	Filter Type:
CADET	Insulated	Electrostatic Air Cleaner
KING		(Inoperable)
LENNOX		
Types of Fireplaces:	Number of Woodstoves:	Cooling Equipment Type:
NONE	One	N/A
Chimney:		
Direct Vent		
LIMITED VISIBILITY		
Metal- Double Wall		
NOT VISIBLE		

Items

7.0 HEATING EQUIPMENT

Comments: Inspected

(1) **Repair:** The Cadet electric wall heater in the basement storage room did not function at the time of inspection and its control knob is mechanically damaged. All other wall heaters throughout the house functioned satisfactorily at the time of inspection with no noted defects. See attached pictures.



7.0 Item 1(Picture)

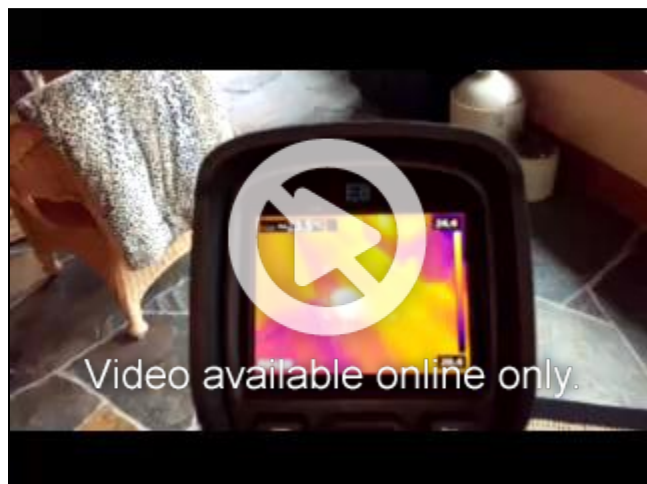


7.0 Item 2(Picture)

(2) **Repair:** Verify that the Lennox natural gas-fired forced air heating system has been annually serviced by a qualified HVAC technician and have serviced if not serviced within the past twelve (12) months. Service on an annual basis thereafter is advised for optimal performance, longevity, and for safety reasons. This appliance was manufactured in 2015 and should deliver 15+- years of remaining serviceable life if well and annually maintained.

(3) **Repair:** Verify that the Buderus natural gas-fired hydronic radiant in-floor heating system has been annually serviced by a qualified HVAC technician and have serviced if not serviced within the past twelve (12) months. Service on an annual basis thereafter is advised for optimal performance, longevity, and for safety reasons. This appliance was manufactured in 2005 and should deliver 10+ years of remaining serviceable life

if well and annually maintained. See attached video documenting satisfactory operation of the radiant in-floor heating system when viewed with infrared thermography.



7.0 Item 3(Video)

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Inspected

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Not Present

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

Repair / Safety Issue: Further evaluation and cleaning of the wood burning stove and flue by a qualified chimney sweep is recommended. The wood burning stove otherwise appears to be in satisfactory condition.

7.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

7.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

During the course of the home inspection, I will observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. I will describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. I will also: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. Pursuant to our Agreement and the Standards of Practice, I am not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass
R-30 or better

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Bathroom(s)
Kitchen

Dryer Power Source:

240 Electric

Dryer Vent:

Appears to Vent to Exterior
Metal

Floor System Insulation:

R-19
Fiberglass
Not Visible - Concrete Slab

Items

8.0 INSULATION IN ATTIC

Comments: Inspected

This appears to be a well insulated home, with insulation and ventilation levels commensurate for a home of this age and type of construction. See attached video documenting the southern attic area.



8.0 Item 1(Video)

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Inspected

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

Repair: Evidence of insufficient ventilation and elevated moisture conditions, presenting as apparent mold growth on sheathing within the attic should be further evaluated, repaired and remediated by a qualified

contractor. This was noted to a fairly significant extent throughout the attic. A possible contributing factor may very well be insufficient ridge ventilation; I recommend a qualified contractor further evaluate the ventilation within the attic area, make necessary repairs, and then properly remediate and encapsulate apparent mold growth throughout. See attached pictures/video.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Video)

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

.....
The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

During the course of the home inspection, I will observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Pursuant to our Agreement and the Standards of Practice, I am not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. I am also not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
BOSCH	NONE	GENERAL ELECTRIC
Range/Oven:	Microwave:	Trash Compactors:
GENERAL ELECTRIC	NONE	NONE
Refrigerator:	Washing Machine:	Dryer:
WHIRLPOOL	Whirlpool	NONE

Items

9.0 DISHWASHER

Comments: Inspected

- (1) Excepting mention below, all permanently installed appliances functioned satisfactorily at the time of inspection with no noted defects.
- (2) **IMPROVE**: Many of the appliances in the home are older units, in particular the range vent hood and range oven, for which replacement might be considered for improved energy efficiency. Utility companies often have rebate programs for the purchase of EnergyStar appliances. In the meantime, it would be wise to budget for potentially elevated maintenance costs.

9.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

9.2 RANGE HOOD

Comments: Inspected

9.3 TRASH COMPACTOR

Comments: Not Present

9.4 FOOD WASTE DISPOSER

Comments: Not Present

9.5 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

9.6 Refrigerator

Comments: Inspected

9.7 Washing Machine

Comments: Inspected

9.8 Dryer

Comments: Not Present

.....

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



All Islands Home Inspections

Tim M. Hance

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- θ Change the locks on all exterior entrances, for improved security.
- θ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- θ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- θ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- θ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- θ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- θ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- θ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- θ Install rain caps and vermin screens on all chimney flues, as necessary.
- θ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- θ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- θ Examine heating/cooling air filters and replace or clean as necessary.
- θ Inspect and clean humidifiers and electronic air cleaners.
- θ If the house has hot water heating, bleed radiator valves.
- θ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.

- θ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- θ Repair or replace leaking faucets or shower heads.
- θ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- θ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- θ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- θ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- θ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- θ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- θ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- θ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- θ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- θ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- θ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- θ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- θ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- θ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- θ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- θ Replace or clean exhaust hood filters.
- θ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- θ Replace smoke detector batteries.
- θ Have the heating, cooling and water heater systems cleaned and serviced.
- θ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- θ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- θ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- θ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in

great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

WHEN THINGS GO WRONG

There may come a time that you discover something wrong with the house, and you may become 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 during the inspection because we do not stand in the shower for several minutes while the water is running. 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. Unethical sellers will conceal known problems before the inspector comes in an effort to avoid getting asked to pay for repairing the problems.

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 May Not Note 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. In purchasing the home we trust you made an on-site personal examination of the property prior to writing an offer and addressed issues you saw when writing the contract. The intent of the inspection is to find the larger issues that affect people's decisions to purchase

Contractors' Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' 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 often 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 had not rained in days, there was furniture/ storage in the area or that the furnace could not be turned on because the air conditioning was operating, etc. 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 or crawlspace 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'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.
- 4. We're 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, walls, ceilings, or insulation 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.
- 6. Lack of Understanding:** Many contractors believe they know the scope of a home inspection even though they have never performed a home inspection. It is not unusual for a chimney sweep to clean a chimney, run a \$5,000.00 pipeline camera up the flue and say I can not believe the home inspector did not see the crack.
- 7. Other Considerations:** Most every profession has some unethical people. Unethical contractors will quickly blame the inspector, make you believe the inspector is liable, and attempt to talk you into an immediate repair. They often use fear to motivate you to make repairs right away knowing if they succeed in their efforts no one will be able to determine if the problem really existed or was as extensive as they claim, but they end up getting paid for a repair that may not have been necessary or nearly as expensive to correct.
- 8. 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.

This is an Agreement between you, Sample Report, the undersigned Client, and All Islands Home Inspections, the Inspector, pertaining to our inspection of the property located at 123 Sample Lane, Anywhere, WA 98000. The terms below govern this Agreement.

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1. You agree to pay us \$475.00 for our inspection.

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2. We will perform a visual inspection (not technically exhaustive) of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

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3. Unless otherwise noted in this Agreement or it is not possible, We will perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm>. You understand that these standards contain limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not supervise us.

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4. Unless otherwise indicated in writing, we will NOT test for the presence of radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, formaldehyde, soil contamination, and other environmental hazards or violations. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

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5. Our inspection and report are for your use only. You give us permission to provide a copy of your report to your Realtor. You also give us permission to discuss observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us for any liability, agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

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6. We assume no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. You agree that in all cases our liability shall be limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that the liquidated damages are not a penalty, but that we intend them to (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed upon fee.

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7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

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8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of adverse conditions within seven days of discovery; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

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9. You agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and fees incurred in defending that claim. You agree that any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, must be brought only in the District Court of Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms or promises other than those set forth herein. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

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11. Payment of the inspection fee (less any deposit noted above) is due when we complete the inspection. You agree to pay all costs and attorney's fees incurred in collecting the fee owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

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12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement. We charge \$125/hour, with a 2-hour minimum, for re-inspections. Provided qualified, licensed contractors conduct repairs, re-inspections may not be necessary.

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13. You may not assign this Agreement.

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14. If a court finds any term of this Agreement ambiguous or that it otherwise requires judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this Agreement.

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15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

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I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.