NE 22500 State Rt. 3
Belfair, Wa 98528
360-731-2602
WA State Lic. Home Inspector # 1087
Inspector: John van Dijk

Property Inspection Report

Client(s): Mr. and Mrs. Smith
Property address: 111 First Street.
Anytown, WA
Inspection date: Saturday, May 17, 2014

This report published on Sunday, October 12, 2014 11:48:31 PM PDT

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair / Replace	Recommend repairing or replacing
	Repair / Maintain	Recommend repair and/or maintenance

	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

True Tech report number: 11111
Time started: 1:PM
Time finished: 4:25PM
Present during inspection: Client, realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain)
Recent weather: Dry (no rain)
Temperature during inspection: Warm 68 degrees
Type of building: Single family residence
Buildings inspected: Wood framed two story structure with three car attached garage.
Age of main building: 2006
Source for main building age: Municipal records
Front of building faces: Northeast
Main entrance faces: Northeast
Occupied: Yes, furniture or stored items were present

1) Many areas and items at this property were obscured by furniture and personal belongings. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Photo 1-1
Personal belongings in the garage during the inspection

Photo 1-2
Furniture present during the inspection

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; areas below the exterior structures with less than 3 feet of vertical clearance. Any comments made regarding these items are as a courtesy only.

Site profile: Level
Condition of driveway: Appeared serviceable
Driveway material: Gravel, crushed rock.
Condition of sidewalks: Appeared serviceable
Sidewalk material: Poured in place exposed concrete
Condition of entry deck, entry porch covers: Appeared serviceable
Entry and front porch cover material and type: Standing seam metal roofing
Front entry and porch material: Wood
Condition of stairs: Appeared serviceable
Exterior stair material: Wood

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Wall inspection method: Viewed from ground and from a ladder
Condition of wall exterior covering: Appeared serviceable see comments below
Apparent wall structure: Wood frame
Wall covering: Cement fiber lap siding and cedar sidewall shingles on the gable ends. Stone veneer on the garage.
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Crawl space
Foundation/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Poured in place concrete

2) The windows on the south east side of the residence are missing the "Z" metal flashing above the windows or trim. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary.

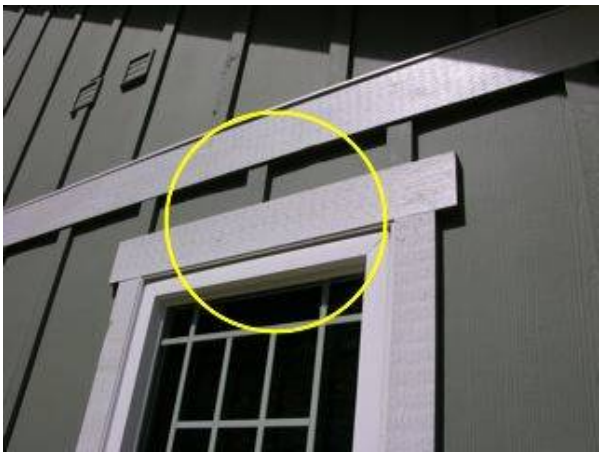

Photo 2-1

Windows on the south east side missing Z metal flashing.

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3) Caulk was missing in some areas. For example, at wall penetrations and some trim. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:
http://www.reporthost.com/?CAULK

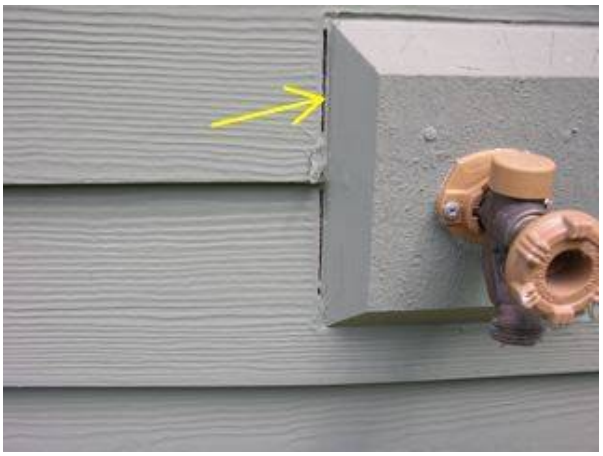

Photo 3-1
Needs additional caulking

Photo 3-2
Caulk penetrations

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4) The steps leading off the back of the residence appear to be a temporary installation. They are missing a landing and are not attached to the residence using lags or proper rim joist connection. At a minimum be aware that this condition exist until a proper landing and stairs are constructed.

Photo 4-1
Temporary landing and steps off the rear sliding glass door

Photo 4-2
Temporary landing and steps off the rear sliding glass door

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed
Condition of floor substructure above crawl space: Appeared serviceable
Pier or support post material: Wood
Beam material: Solid wood
Floor structure: Engineered wood joists
Condition of insulation underneath floor above: Appeared serviceable
Insulation material underneath floor above: Fiberglass roll or batt
Vapor barrier present: Yes
Condition of vapor barrier: Appeared serviceable
Condition of crawl space ventilation: Appeared serviceable
Ventilation type: Unconditioned space with stem wall vents

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed and viewed from a ladder
Condition of roof surface material: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles, with standing seam metal roofing over the entry porch.
Roof type: Gable
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Appeared serviceable see comments below

5) Significant amounts of debris have accumulated in one or more gutters. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Photo 5-1
Debris buildup in the gutters

Photo 5-2
Debris in the gutters

6) A roofing bracket was left on the roof. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend a qualified person remove the roofing bracket.

Photo 6-1
Roofing bracket left on the roof.

7) Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Photo 7-1
Debris on the roof surface.

8) Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:
http://www.reporthost.com/?MOSS

Photo 8-1
Moss growing on the roof. May require treatment.

Photo 8-2
Moss growing on the roof. May require treatment.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed.
Condition of roof structure: Appeared serviceable
Roof structure type: Trusses, rafters and infill framing.
Ceiling structure: Trusses, rafters
Condition of insulation in attic: Appeared serviceable
Ceiling insulation material: Fiberglass loose fill
Condition of roof ventilation: Appeared serviceable
Roof ventilation type: Continues ridge vents and open soffit venting.

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9) The kitchen exhaust duct in the the attic was not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices.

Photo 9-1
Exhaust ducts in the attic not insulated.

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10) The attic hatch located in the upstairs hallway is missing the weather stripping. Weatherstripping should be

installed around hatches or doors as necessary to prevent heated interior air from entering the attic. For more information, visit:
http://www.reporthost.com/?ATTACC

Photo 10-1
Attic hatch is missing weather stripping

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Solid core wood, with visible fire-resistance rating
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Over head sectional garage door
Number of vehicle doors: 3
Condition of automatic opener(s): Appeared serviceable see comments below
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): See comments below
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable
Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

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11) All three garage door openers failed the auto reverse test. When a 2 inch object is placed under the door when closing all three doors failed to auto reverse. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary.

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12) The auto-reverse force setting for the door on the left (when facing the garage from the exterior) failed when moderate resistance was applied to the door midway as it was closing. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:
http://www.cpsc.gov//PageFiles/121504/523.pdf

Photo 12-1
Left door (viewed from the outside) failed the midway auto reverse test.

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13) All three garage vehicle doors had an automatic opener installed and the manual lock mechanism on the doors have not been removed or permanently disabled. The automatic opener can be damaged, or injury can occur if the automatic door opener is operated with the manual lock engaged. A qualified person should disable or remove the lock mechanism per standard building practices.

Photo 13-1
Garage door locks present with garage door openers. All three doors

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Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels

are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable
Primary service type: Underground
Number of service conductors: 3
Service voltage (volts): 120-240
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 200
System ground: Ground rods
Condition of main service panel: Appeared serviceable
Location of main service panel: On the main floor across from the laundry room.
Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Non-metallic sheathed
Ground fault circuit interrupter (GFCI) protection present: None in the panel but present in the kitchen, bath and exterior
Arc fault circuit interrupter (AFCI) protection present: Yes, see comments below
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested

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14) The cover plates for a junction box in the attic was missing. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

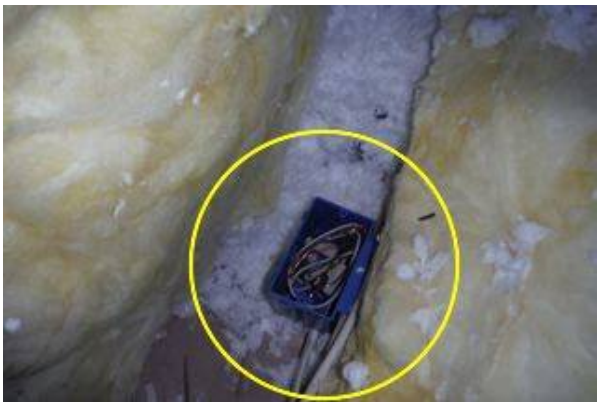

Photo 14-1
Open box in the attic

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15) The AFCI (Arch Fault) breakers installed in the electrical panel appear to be "branch" type AFCI breakers. These breakers were of the first generation of AFCI breakers at the time they were installed, the second generation AFCI "combination" breakers required as of 2008, provide greater protection.
To provide greater safety against fires due to arching, recommend a electrician review and install "combination" AFCI breakers as required.

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16) One or more "plug-in" type carbon monoxide alarms were found. Because such CO alarms can be easily removed, recommend that the client verify that CO alarms haven't been removed upon taking occupancy. If removed, then recommend installing new CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. Note that some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. For more information, visit:
http://www.reporthost.com/?COALRM

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable
Water pressure (psi): 72 PSI
Location of main water shut-off: Not determined
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper and PEX tubing
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Condition of fuel system: Appeared serviceable
Visible fuel storage systems: Above ground propane tank in the back yard
Location of main fuel shut-off valve: At the propane tank

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17) Steel piping for the gas service located outside was significantly corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacing. If not, then a qualified person should prep and paint lines as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.

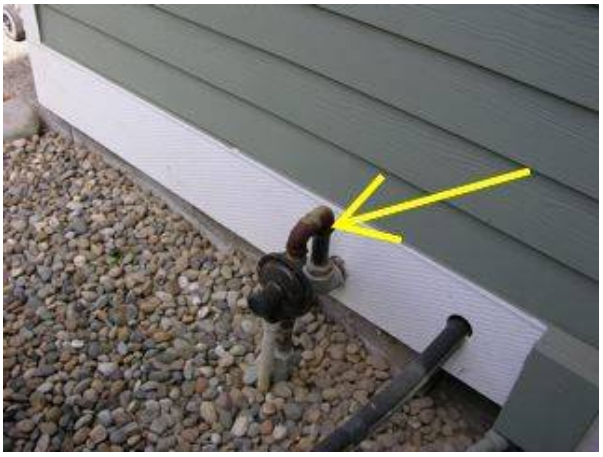

Photo 17-1
Corroded steel gas piping on the exterior of the residence.

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18) The hose bib located at the rear of the residence leaked when tested. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Photo 18-1
Hose bib leaked while under test.

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19) Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:
http://www.reporthost.com/?SEPTIC

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20) The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable
Type: Rinnai R-85 tankless water heaters. See comments below
Energy source: Propane
Temperature-pressure relief valve installed: TPR valve installed see comments below
Location of water heaters: Garage and at the rear of structure exterior wall
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 135 degrees

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21) The temperature-pressure relief valve drain line is missing on the garage located on demand water heater. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install the TPR valve piping per manufacturers instructions and per

standard building practices. For example, by extending the drain line to within 6 inches of a drain or to the building exterior.

Photo 21-1
TPR valve missing piping.

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22) The temperature-pressure relief valve drain lines for the residence water heaters are positioned in a area where they can direct hot water to someone below the discharge pipe. This is a potential safety hazard due to the risk of scalding if someone is standing in the area of the water heater when the valve opens. Recommend that a qualified plumber install the TPR valve piping per manufacturers instructions and per standard building practices. For example, by extending the drain line to within 6 inches of a drain or ground.

Photo 22-1
Temperature pressure relief valve piping can discharge to persons below.

Photo 22-2
Hot water can discharge to persons below.

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23) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit: http://www.reporthost.com/?SCALD

Photo 23-1
Water temperature at 135 degrees.

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24) The garage located on demand water heater expansion tank is not properly secured. Recommend that a qualified person review and repair as required.

Photo 24-1
Expansion tank not properly supported.

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25) The residence is equipped with twin Rinnai R-85 tankless water heaters. Recommend that the client review all available documentation for this tankless water heater and remote controls. Depending on how they are operated, these units may need periodic maintenance that has to be performed by a service technician. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

Photo 25-1
Rinnai tankless water heaters

Photo 25-2
Remote controls for the Rinnai water heaters located in the laundry room.

26) The inspector was unable to open the cover on one of the water heaters located at the back of the residence. The interior condition is excluded from this inspection. Recommend a qualified service technician review and repair.

Photo 26-1
Unable to remove the panel on this water heater.

Photo 26-2
Bottom of the tankless water heater cover corroded. Unable to open.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Heat pump
General heating distribution type(s): Ducts and registers
Last service date of primary heat source: Not determined see comments below
Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable
Cooling system and/or heat pump fuel type: Electric
Filter condition: Appeared serviceable see comments below
Location: Laundry room
Type: Heat pump
Condition of controls: Appeared serviceable

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27) One or more heating or cooling ducts in the crawl space were not insulated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.

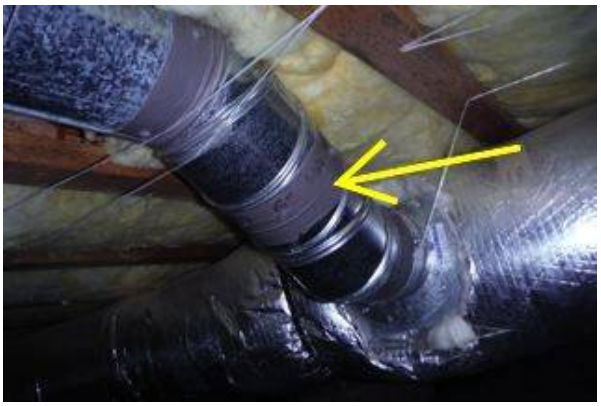

Photo 27-1
Heating ducts in the crawl space missing insulation

Photo 27-2
Heating ducts in the crawl space missing insulation.

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28) The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

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29) Recommend replacing HVAC filters upon taking occupancy. Recommend checking filters monthly in the future and replacing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. 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 who is a generalist.

Condition of gas-fired fireplaces or stoves: Appeared serviceable
Condition of chimneys and flues: Appeared serviceable
Gas-fired flue type: Direct vent for the gas fireplace located in the living room and a "B-vent" for the free standing stove in the garage bonus room

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30) Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing

annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

Photo 30-1
Free standing gas fireplace located in the bonus room above the garage.

Photo 30-2
Gas fireplace located in the living room.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: Not tested, unit was full of dishes.
Condition of range, cooktop or oven: Appeared serviceable
Range, cooktop or oven type: Propane
Type of ventilation: Hood over range or cooktop see comments below
Condition of refrigerator: Appeared serviceable
Condition of built-in microwave oven: Appeared serviceable

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31) The range in the upstairs kitchen did not have a anti-tip bracket installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: http://www.reporthost.com/?ATB

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32) No high loop or air gap was visible for the dishwasher drain in the downstairs kitchen. A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. The client should try to determine if these devices are built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install a high loop and air gap per standard building practices.

Photo 32-1
Dishwasher drain missing air gap or high loop

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33) Upstairs kitchen. An exhaust hood (microwave oven) was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

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34) Backsplashes were missing in the upstairs kitchen. Recommend repairing or replacing as necessary.

Photo 34-1
Back splash missing in the upstairs kitchen.

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35) The cabinet drawers and doors are missing in the upstairs kitchen. Recommend that a qualified person install as required.

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36) The sink in the kitchen over the garage was damaged or significantly deteriorated. Recommend that a qualified contractor replace the sink.

Photo 36-1
Damaged kitchen sink (kitchen above the garage)

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Master bath
Location #B: Second bath over the garage
Location #C: Second floor guest bath.
Location #D: Downstairs powder room.
Condition of counters: Appeared serviceable see comments below
Condition of cabinets: Appeared serviceable see comments below
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable see comment below.
Condition of toilets: Appeared serviceable see comments below
Condition of shower(s) and related plumbing: Appeared serviceable see comments below
Condition of ventilation systems: Appeared serviceable see comments below

37) The hot and cold water supplies appeared to be reversed at the bathtub at location(s) #C. Normally, cold water is controlled by the right faucet handle and hot by the left. For mixing faucets, cold is supplied with the handle to the right and hot when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but it can also result in accidental scalding. Recommend that a qualified plumber repair as necessary.

Photo 37-1
Direction of hot and cold reversed.

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38) The exhaust fan at location(s) #B (bath over the garage) was noisy. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.

Photo 38-1
Fan in the bathroom located over the garage is noisy.

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39) The faucet for the downstairs bar sink is loose. Recommend that a qualified person repair as needed.

Photo 39-1
Faucet is loose.

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40) Caulk around the base of the toilet at location(s) #A, C was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Photo 40-1
Caulking missing at the base of the toilet.

Photo 40-2
Caulking missing at the base of the toilet

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41) The washer and dryer in the laundry room are built in under a counter top. The inspector is unable to inspect the plumbing, venting and electrical connections.

Photo 41-1
Under counter washer and dryer.

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42) The sink stopper in the upstairs guest bath does not work properly. Recommend that a qualified person repair or adjust as required.

Photo 42-1
Stopper on the right sink not functioning.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable see comments below
Exterior door material: Wood, Metal, Sliding glass
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable
Type(s) of windows: Vinyl
Condition of flooring: Appeared serviceable
Flooring type or covering: Carpet, Wood or wood products
Condition of stairs, handrails and guardrails: Appeared serviceable see comments below

43) Handrails at one or more flights of stairs were loose, wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.

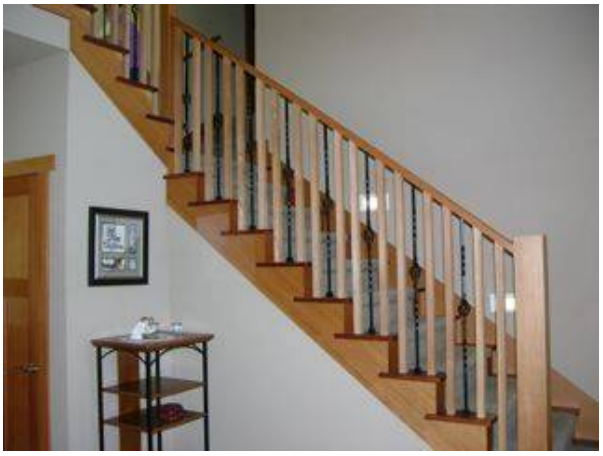

Photo 43-1
Stair handrails are loose.

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44) Guardrails at one or more locations with drop-offs higher than 30 inches were loose, wobbly, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.

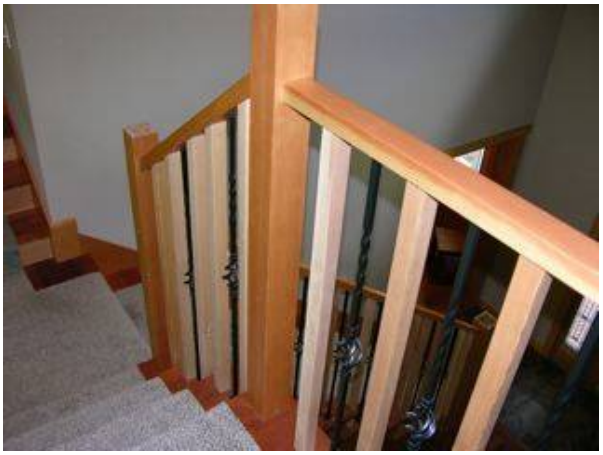

Photo 44-1
Guardrails are loose

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45) The exterior door leading off the Master bedroom is out of adjustment and does not seal on the weather stripping properly. Recommend that a qualified person repair as necessary.

Photo 45-1
Exterior door off the master bedroom does not seal on the weather stripping.

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46) The laundry room door is missing the lockset. Recommend that a qualified person repair or replace as necessary.

Photo 46-1
Laundry room door missing hardware

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47) The sliding glass door in the living room is difficult to open and close. Recommend that a qualified person maintain, repair or replace door(s) as necessary. Often, cleaning the track and applying a lubricant will help.

Photo 47-1
Sliding glass door difficult to open and close.

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48) A significant amount of trim is missing around the windows and doors upstairs. Recommend that a qualified person install as required.

Photo 48-1
Missing trim.

Photo 48-2
Missing door trim.

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