

Hartman Home Inspections

3925 41st Ave SW Seattle WA 98116
Tel: 206-937-6359 Mobile: 206-920-2745
www.hartmanhomeinspections.com sandyhartman@comcast.net

SUMMARY REPORT

Client: Client Name
Realtor: Sarah Agent, Real Estate Company

Inspection Address: Sample Address, Seattle, Washington
Inspection Date: 6/27/2011 Start: 1:30 pm End: 4:30 pm

Inspected by: Don Hartman

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

House Wall Finish

Brick Wall Finish Observations

- 2.1 - The exterior brick is in need of tuckpointing. We recommend tuckpointing by the appropriate technician or contractor and adding weep holes at the brick exterior.

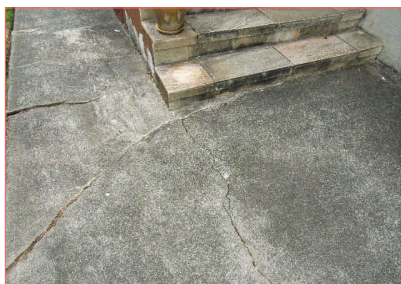


Exterior Components

Walkways

- 2.2 - There are several cracks in the walkways. A concrete contractor can advise you about correction methods.

There are several cracks in the walkways - *Continued*

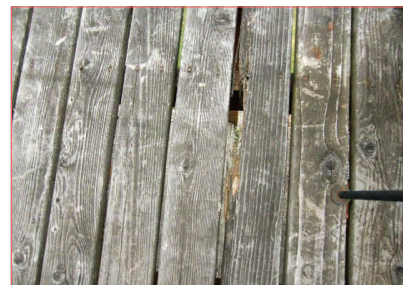
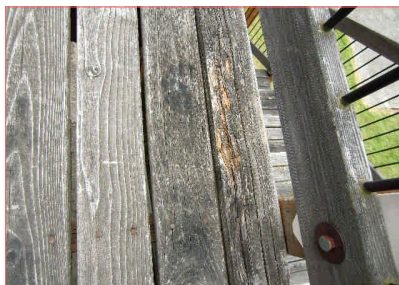


Fascia & Trim

2.3 - Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight.

Wood & Masonry Decks

2.4 - There is damage to the wood deck that should be evaluated and corrected by a contractor. Some boards are rotted and nails are protruding from the decking. We recommend a contractor evaluate and correct.



2.5 - There is no metal flashing clearance detail where the deck attaches to the house. A different flashing detail may have been used in this installation. We routinely recommend a clearance of one to two inches (visible flashing) between the deck boards and the bottom of the siding. A contractor could install a retro flashing.

Steps & Handrails

2.6 - As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property. The steps leading to the basement do not have a handrail.

Outlets

- 2.7 - An outlet in the rear of the house is defective but should be upgraded to have ground-fault protection.



Roof

Concrete Tile Roof Roofing Material

- 3.1 - The roof needs to be serviced for the following reasons: The roof, although functioning, is old and beyond its design life. The gable ends are incorrectly flashed and evidence of leaking was observed at some basement windows. We recommend a contractor further evaluate, identify the cause of the leaking and correct. Further, the contractor should advise you on the roof and expected longevity of the tile system. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.
- 3.2 - The roof was installed without the benefit of a waterproof membrane, and should be evaluated by a licensed roof contractor.

Plumbing

Potable Water Supply Pipes Water Main Shut-off Location

- 4.1 - The main water shut-off valve is located at the front of the residence in the basement.



Electric Water Heaters

Seismic Straps

4.2 - The water heater is not correctly secured, and needs to be strapped in accordance with local standards.



Electrical

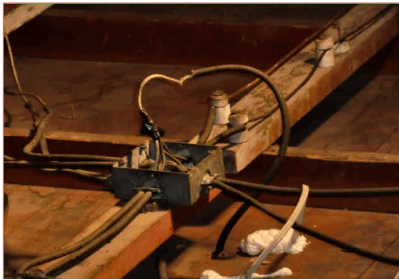
Main Panel

Wiring Observations

5.1 - The residence is wired in part with suspect knob-and-tube wiring; wiring is buried and may be spliced in the attic. We recommend evaluation by an electrician to determine what is left of the system. This condition may present a potential safety and fire hazard. Although commonly seen in dwellings of this vintage, it is our opinion and increasingly the opinion of other tradesmen and fire or safety officials, that obsolete and particularly altered knob and tube systems are upgraded/replaced with modern wiring. We recommend an electrician further evaluate the system.



5.2 - We recommend installing cover plates at all locations where they are missing.



Circuit Breakers

5.3 - Various circuits are not labeled, which is recommended.

Living

General Interior

Smoke Detector

- 9.1 - We recommend installing new smoke detectors in all of the bedrooms and in other locations recommended by the smoke detector manufacturer.

CM Detectors

- 9.2 - We recommend installing carbon monoxide detectors when gas or oil are used to heat a home or in another application such as a fossil burning or gas fireplace.

Kitchen

Kitchen

Gas Range

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

Stairs

Main Stairs

Handrails & Guardrails

- 15.1 - The handrail is loose and should be secured for safety reasons.

Laundry

Laundry Room

Outlets

- 16.1 - The outlets should be upgraded to have ground fault protection, which is an important safety feature.

Garage

Garage

Ventilation Ports

- 17.1 - There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Attic

Primary Attic

Framing

18.1 - Some of the framing members are sagging under the weight of the roof-load, which is atypical and you may wish to have a specialist comment.

Ventilation

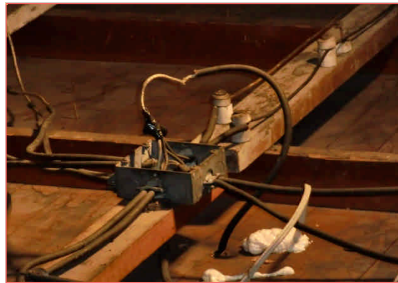
18.2 - Attic ventilation is limited, and could be improved. Adding soffit and roof vents would improve the venting and keep the dwelling cooler in the summer.

Electrical

18.3 - Electrical conduits were not professionally installed, and include detached electrical junction boxes, loose or unsecured vinyl conduit, or conduit without restraint clamps, et cetera, which should be serviced by a licensed electrician.



18.4 - Obsolete and suspect knob and tube wiring is present, which should be inspected and certified as safe, or replaced by a licensed electrician.



18.5 - There is unprotected electrical conduit within six feet of the attic access that is typically required to be shielded to prevent damage or a trip-hazard, and which you may wish to have serviced to comply.

Exhaust Ducts

18.6 - We recommend extending all exhaust ducts to exterior ports. This includes exhaust ducts that are pointing to a vent or opening in the roof or soffit.

No Insulation

18.7 - There is no insulation in the attic, which is mandated by current standards and necessary to conserve energy, and we recommend that you obtain estimates with a view to upgrading.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Client Name

INSPECTION ADDRESS

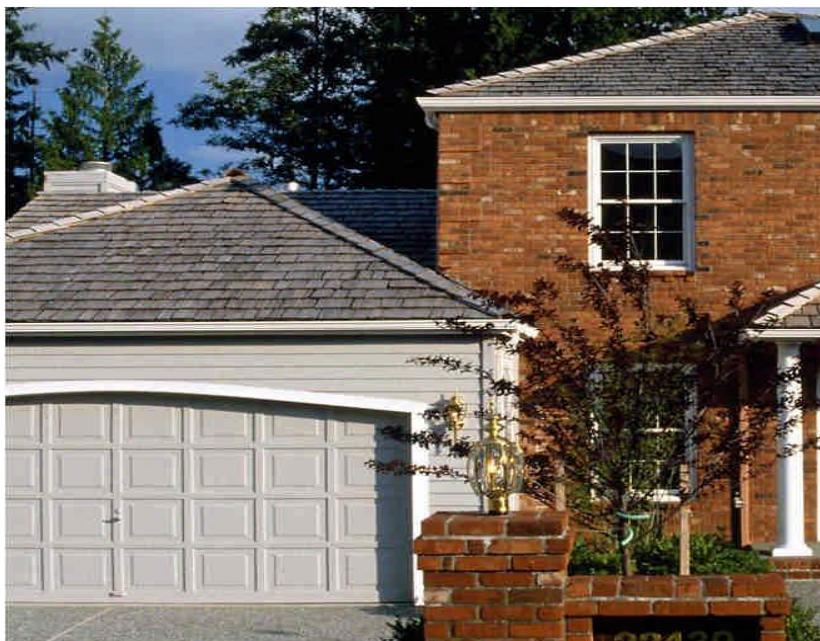
Sample Address, Seattle, Washington

INSPECTION DATE

6/27/2011 1:30 pm to 4:30 pm

REPRESENTED BY:

Sarah Agent
Real Estate Company



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GENERAL INFORMATION

Inspection Address: Sample Address, Seattle, Washington
Inspection Date: 6/27/2011 Time: 1:30 pm to 4:30 pm

Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Don Hartman

Client Information: Client Name

Buyer's Agent: Sarah Agent
Real Estate Company
Mobile: 206.000-5678
Email: agent@email.com

Structure Type: Wood Frame
Foundation Type: Basement
Furnished: Yes
Structure Occupied: Yes
Number of Stories: Two

Structure Style: N/A

Structure Orientation: Left/Right From Front of Dwelling

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of Hartman Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

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

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

We report information under four categories:

Components or Systems Needing Service

Conditions listed under this category require further evaluation and/or correction and repair by qualified professionals because it is our opinion that they are not operating as intended or are deficient in some way.

Requires Client Attention or Monitoring

Subject matter under this category concerns maintenance issues, additional information about

components, or offers other resources for you to pursue if you desire.

Information Describing Components

This category is informational in that it describes the age, size, type, etc., of components where appropriate and feasible. Functional components may be listed under this category, but not every functional system or component will be described herein.

General Section Overview

These paragraphs give general information about particular components and systems within report sections and may include maintenance advice and issues of which you should be aware.

In addition, you will find a Section Narratives segment for you to better understand system and component types, general home maintenance requirements, and additional information about our inspection and reporting standards.

If you have any questions about our reporting methods or this Report, we encourage and welcome you to contact us at 206/937-6359.

Report File: Sample Report 2011

SCOPE OF WORK

You have contracted with Hartman Home Inspections to perform a generalist inspection in accordance with the standards of practice established by the State of Washington's Department of Licensing, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

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

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

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

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

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Hartman Home Inspections

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Email Address: sandyhartman@comcast.net

INVOICE

8/24/11

Client:
Client Name

Client's Agent:
Sarah Agent
Real Estate Company

Inspection Address:
Sample Address
Seattle, Washington.

Inspection Date/Time:
6/27/2011
1:30 pm-4:30 pm

House_2000 Pre-50

400.00

Total Due: \$ 400.00

PAID IN FULL - June 27, 2011

Thank you. We appreciate your business.

Structural

Structural Elements

Identification of Wall Structure

Information Describing Components

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Information Describing Components

The floor structure includes conventional and engineered lumber sheathed in plywood or plank.

Identification of Roof Structure

Information Describing Components

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Basement

General Comments

General System-Component Overview

This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Method of Evaluation

Information Describing Components

We evaluated the basement foundation by accessing and evaluating the components within.

Basement Observations

Requires Client Attention or Monitoring

No bolts or retrofitting were observed. It is possible that the foundation is bolted to the standards of the year in which it was constructed, or has been retro-fitted, but we did not observe them or they may be hidden by other building components. Further investigation that is beyond the scope of a home inspection would be required to confirm bolting.

Exterior

Grading & Drainage

General Comments

General System-Component Overview

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

General System-Component Overview

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Requires Client Attention or Monitoring

There are areas of living space below grade, which will be susceptible to moisture intrusion. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season, and you may also wish to have a second opinion.

Area Drains

Requires Client Attention or Monitoring

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, we recommend that you obtain any information that may be available regarding the downspout drain installation and that you maintain the drains, and assure that they are kept clear and flowing.

House Wall Finish

House Wall Finish Type

Information Describing Components

The house walls are finished with a combination of brick and wood.

Inspection Address:
Inspection Date/Time:

Sample Address, Seattle, Washington
6/27/2011 1:30 pm to 4:30 pm

Brick Wall Finish Observations

Components and Conditions Needing Service

The exterior brick is in need of tuckpointing. We recommend tuckpointing by the appropriate technician or contractor and adding weep holes at the brick exterior.



Exterior Components

General Comments

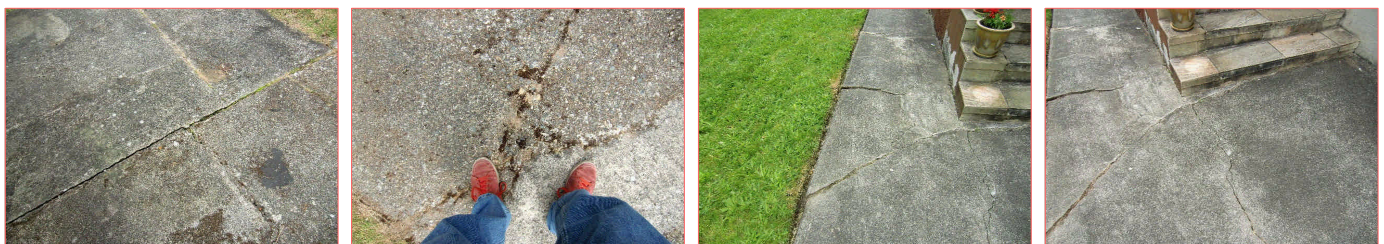
General System-Component Overview

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

Walkways

Components and Conditions Needing Service

There are several cracks in the walkways. A concrete contractor can advise you about correction methods.



Fascia & Trim

Components and Conditions Needing Service

Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight.

Exterior Wooden Doors

Information Describing Components

Inspection Address:
Inspection Date/Time:

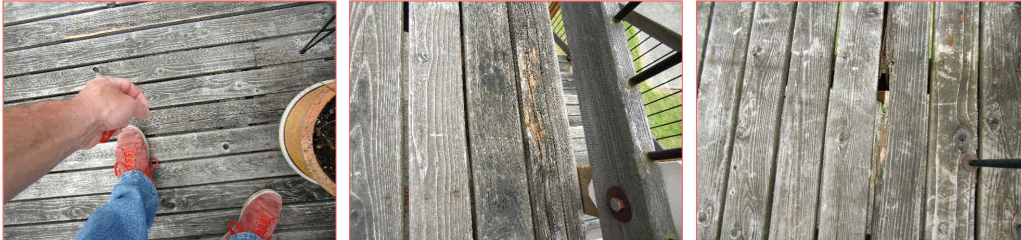
Sample Address, Seattle, Washington
6/27/2011 1:30 pm to 4:30 pm

The exterior doors are in acceptable condition.

Wood & Masonry Decks

Components and Conditions Needing Service

There is damage to the wood deck that should be evaluated and corrected by a contractor. Some boards are rotted and nails are protruding from the decking. We recommend a contractor evaluate and correct.



There is no metal flashing clearance detail where the deck attaches to the house. A different flashing detail may have been used in this installation. We routinely recommend a clearance of one to two inches (visible flashing) between the deck boards and the bottom of the siding. A contractor could install a retro flashing.

Steps & Handrails

Components and Conditions Needing Service

As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property. The steps leading to the basement do not have a handrail.

Windows

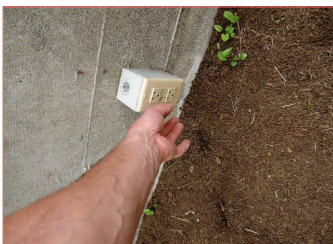
Information Describing Components

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Outlets

Components and Conditions Needing Service

An outlet in the rear of the house is defective but should be upgraded to have ground-fault protection.



Roof

Concrete Tile Roof

General Comments

General System-Component Overview

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Information Describing Components

We elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points.

Estimated Age

Information Describing Components

The roof is old and beyond its design-life.

Roofing Material

Components and Conditions Needing Service

The roof needs to be serviced for the following reasons: The roof, although functioning, is old and beyond its design life. The gable ends are incorrectly flashed and evidence of leaking was observed at some basement windows. We recommend a contractor further evaluate, identify the cause of the leaking and correct. Further, the contractor should advise you on the roof and expected longevity of the tile system. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

The roof was installed without the benefit of a waterproof membrane, and should be evaluated by a licensed roof contractor.

Layered Material

Requires Client Attention or Monitoring

The roof has been layered over an original wood roof which is never sensibly recommended because it adds weight to the roof framing, and reduce the design life of the new roof by several years and requires a regular maintenance of its flashings. Also, the fasteners have a tendency to split the wood of the original roof, instead of gripping it, which can leave the roof susceptible to wind damage.

Gutters & Drainage

Information Describing Components

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

Plumbing

Potable Water Supply Pipes

Water Main Shut-off Location

Requires Client Attention or Monitoring

We did not test the water temperature; however the suggested temperature is 120 degrees.

Components and Conditions Needing Service

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



Copper Water Pipes

Information Describing Components

The potable water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Requires Client Attention or Monitoring

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

Requires Client Attention or Monitoring

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

Gas Supply Pipes

Information Describing Components

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

Electric Water Heaters

General Comments

General System-Component Overview

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity & Location

Information Describing Components

Hot water is provided by a 15 year old, 50 gallon, water heater that is located in the basement.



Electrical Connections

Information Describing Components

The electrical connection to the water heater is functional.

Relief Valve & Discharge Pipe

Information Describing Components

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



Drain Pan & Discharge Pipe

Requires Client Attention or Monitoring

The water heater is not equipped with a drain pan and overflow pipe. Although the heater is not in a location where water is likely to cause structural damage, it is prudent to keep water from leaking onto any finished components or stored items. Therefore you may consider installing a drain pan and overflow pipe.

Seismic Straps

Components and Conditions Needing Service

The water heater is not correctly secured, and needs to be strapped in accordance with local standards.

The water heater is not correctly secured and needs to be strapped in accordance with local standards - *Continued*



Irrigation or Sprinklers

General Comments

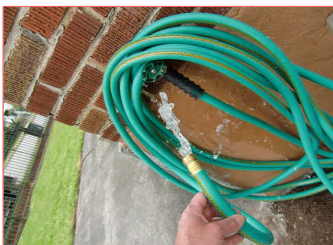
General System-Component Overview

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Hose Bibs

Information Describing Components

The hose bibs are functional, but we may not have located and tested every one on the property.



Waste & Drainage Systems

General Comments

General System-Component Overview

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath

sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Information Describing Components

The visible portions of the drainpipes are a combination of a modern acrylonitrile butadiene styrene type, or ABS and an older cast-iron type, which is not as dependable as modern ABS drainpipes.

Drain Waste & Vent Pipes

Requires Client Attention or Monitoring

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical

Main Panel

General Comments

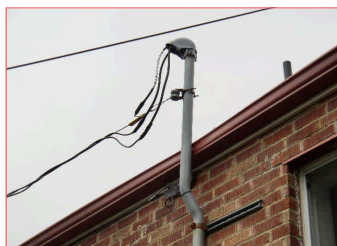
General System-Component Overview

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Information Describing Components

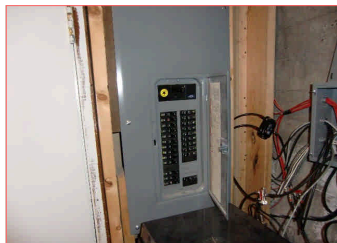
The service entrance, mast weather head, and cleat are in acceptable condition.



Panel Size & Location

Information Describing Components

The residence is served by a 200 amp, 220 volt panel, located in the basement.



Main Panel Observations

Information Describing Components

The panel and its components have no visible deficiencies.

Panel Cover Observations

Information Describing Components

The exterior panel cover is in acceptable condition.

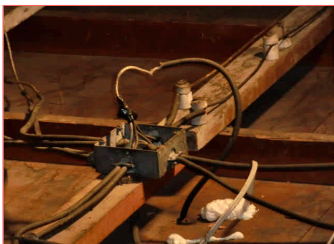
Wiring Observations

Components and Conditions Needing Service

The residence is wired in part with suspect knob-and-tube wiring; wiring is buried and may be spliced in the attic. We recommend evaluation by an electrician to determine what is left of the system. This condition may present a potential safety and fire hazard. Although commonly seen in dwellings of this vintage, it is our opinion and increasingly the opinion of other tradesmen and fire or safety officials, that obsolete and particularly altered knob and tube systems are upgraded/replaced with modern wiring. We recommend an electrician further evaluate the system.



We recommend installing cover plates at all locations where they are missing.



Circuit Breakers

Information Describing Components

There are no visible deficiencies with the circuit breakers.

Components and Conditions Needing Service

Various circuits are not labeled, which is recommended.

Grounding

Information Describing Components

The panel is double-grounded to a driven rod and to a water pipe.

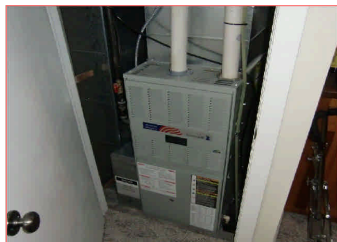
Heat

Forced-Air Furnaces

Age & Location

Information Describing Components

Central heat is provided by an eleven year-old, gas forced-air furnace that is located in the basement.



Furnace

Information Describing Components

The furnace is functional.

Vent Pipe

Information Describing Components

The vent pipe is functional.

Return-Air Compartment

Information Describing Components

The return-air compartment is in acceptable condition.

Thermostats

Information Describing Components

The thermostat is functional.

Registers

Information Describing Components

The registers are reasonably clean and functional.

Metal Ducting

Information Describing Components

The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

Chimney

Multi-Flue Chimney

General Unlined Masonry

Requires Client Attention or Monitoring

Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints."

Common Observations

Information Describing Components

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Information Describing Components

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Information Describing Components

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Flashings

Information Describing Components

The chimney flashings are in acceptable condition.

Damper

Requires Client Attention or Monitoring

There is no damper to prevent energy from being lost up the chimney, and you should consider having one installed.



Ornamental

Information Describing Components

The ornamental gas log fire is functional.

Hearth

Information Describing Components

The hearth is in acceptable condition.

Mantle

Information Describing Components

The fireplace mantle is in acceptable condition.

Living

General Interior

Furnished Residence

Requires Client Attention or Monitoring

The residence is furnished or staged, and in accordance with our standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Inspection Address:
Inspection Date/Time:

Sample Address, Seattle, Washington
6/27/2011 1:30 pm to 4:30 pm

Doors

Information Describing Components

The doors are functional.

Flooring

Information Describing Components

The floor has no significant defects.

Walls & Ceiling

Information Describing Components

The walls and ceiling are in acceptable condition.

Lights

Information Describing Components

The lights are functional.

Outlets

Information Describing Components

The outlets that were tested are functional.

Smoke Detector

Components and Conditions Needing Service

We recommend installing new smoke detectors in all of the bedrooms and in other locations recommended by the smoke detector manufacturer.

CM Detectors

Components and Conditions Needing Service

We recommend installing carbon monoxide detectors when gas or oil are used to heat a home or in another application such as a fossil burning or gas fireplace.

Bathrooms

Main Bathroom

Size and Location

Information Describing Components

The main bathroom is a full and is located on the main floor.

Flooring

Information Describing Components

The floor has no significant defects.

Cabinets

Information Describing Components

The cabinets are in acceptable condition.

Sink Countertop

Information Describing Components

The sink countertop is functional.

Inspection Address:
Inspection Date/Time:

Sample Address, Seattle, Washington
6/27/2011 1:30 pm to 4:30 pm

Sink Faucet Valves & Connectors Trap & Drain

Information Describing Components

The sink and its components are functional.

Tub-Shower

Information Describing Components

The tub/shower is functional.

Toilet & Bidet

Information Describing Components

The toilet is functional.

Exhaust Fan

Information Describing Components

The exhaust fan is functional.

Lights

Information Describing Components

The lights are functional.

Outlets

Information Describing Components

The outlets are functional and include ground-fault protection.

First Guest Bathroom

Size and Location

Information Describing Components

The first guest bathroom is a three-quarter and is located in the basement.

Flooring

Information Describing Components

The floor has no significant defects.

Cabinets

Information Describing Components

The cabinets are in acceptable condition.

Sink Countertop

Information Describing Components

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Information Describing Components

The sink and its components are functional.

Stall Shower

Information Describing Components

The stall shower is functional.

Inspection Address:
Inspection Date/Time:

Sample Address, Seattle, Washington
6/27/2011 1:30 pm to 4:30 pm

Toilet & Bidet

Information Describing Components

The toilet is functional.

Exhaust Fan

Information Describing Components

The exhaust fan is functional.

Lights

Information Describing Components

The lights are functional.

Outlets

Information Describing Components

The outlets are functional and include ground-fault protection.

Kitchen

Kitchen

Flooring

Information Describing Components

The floor has no significant defects.

Sink & Countertop

Information Describing Components

The sink and countertop are functional.

Cabinets

Information Describing Components

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

Faucet

Information Describing Components

The sink faucet is functional.

Trap and Drain

Information Describing Components

The trap and drain are functional.

Garbage Disposal

Information Describing Components

The garbage disposal is functional.

Gas Range

Information Describing Components

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

Components and Conditions Needing Service

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

Dishwasher

Information Describing Components

The dishwasher is functional.

Exhaust Fan or Downdraft

Information Describing Components

The exhaust fan or downdraft is functional.

Built-in Microwave

Information Describing Components

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Information Describing Components

The lights are functional.

Outlets

Information Describing Components

The outlets that were tested are functional and include ground-fault protection.

Hallway

Primary Hallway

No Recommended Service

Information Describing Components

We have evaluated the hallway, and found it to be in acceptable condition.

Stairs

Main Stairs

No Recommended Service

Information Describing Components

We have evaluated the stairs and landing, and found them to be in acceptable condition.

Handrails & Guardrails

Components and Conditions Needing Service

The handrail is loose and should be secured for safety reasons.

Laundry

Laundry Room

Flooring

Information Describing Components

The floor has no significant defects.

Cabinets

Information Describing Components

The cabinets are functional.

Sink

Information Describing Components

The laundry sink is functional, and does not need service at this time.

Lights

Information Describing Components

The lights are functional.

Outlets

Components and Conditions Needing Service

The outlets should be upgraded to have ground fault protection, which is an important safety feature.

Appliances

Information Describing Components

A functional washer and dryer were present in the laundry room.

Garage

Garage

Parking Space

Information Describing Components

The garage would be considered a two-car garage.

Slab Floor

Information Describing Components

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Ventilation Ports

Components and Conditions Needing Service

There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Garage Door & Hardware

Information Describing Components

The garage door and its hardware are functional.

Automatic Opener

Information Describing Components

The garage door opener is functional.

Lights

Information Describing Components

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

Outlets

Information Describing Components

The outlets that were tested are functional, and include ground-fault protection.

Attic

Primary Attic

Attic Access Location

Information Describing Components

The attic can be accessed through a hatch in the stairway ceiling.

Method of Evaluation

Information Describing Components

We evaluated the attic by direct access.

Framing

Components and Conditions Needing Service

Some of the framing members are sagging under the weight of the roof-load, which is atypical and you may wish to have a specialist comment.

Ventilation

Components and Conditions Needing Service

Attic ventilation is limited, and could be improved. Adding soffit and roof vents would improve the venting and keep the dwelling cooler in the summer.

Electrical

Components and Conditions Needing Service

Electrical conduits were not professionally installed, and include detached electrical junction boxes, loose or unsecured vinyl conduit, or conduit without restraint clamps, et cetera, which should be serviced by a licensed electrician.



Obsolete and suspect knob and tube wiring is present, which should be inspected and certified as safe, or replaced by a licensed electrician.



There is unprotected electrical conduit within six feet of the attic access that is typically required to be shielded to prevent damage or a trip-hazard, and which you may wish to have serviced to comply.

Exhaust Ducts

Components and Conditions Needing Service

We recommend extending all exhaust ducts to exterior ports. This includes exhaust ducts that are pointing to a vent or opening in the roof or soffit.

No Insulation

Components and Conditions Needing Service

There is no insulation in the attic, which is mandated by current standards and necessary to conserve energy, and we recommend that you obtain estimates with a view to upgrading.

SECTION NARRATIVES

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Chimney

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

Living

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

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is beyond the scope of a home inspector.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Hallway

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

Stairs

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

Laundry

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

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of

headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

REPORT CONCLUSION

Sample Address, Seattle, Washington

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

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

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

Inspection Address: Sample Address, Seattle, Washington
Inspection Date/Time: 6/27/2011 1:30 pm to 4:30 pm

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