Trillion Inspections

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

INSPECTION ADDRESS

Williams Ave W, Seattle, WA

INSPECTION DATE

10/12/2011 12:00 pm

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GENERAL INFORMATION

Inspection Address: Williams Ave W, Seattle, WA
Inspection Date: 10/12/2011 Time: 12:00 pm

Weather: Partly Cloudy - Temperature at time of inspection: 60 Degrees

Inspected by: Jim Breckenridge

Structure Type: Wood Frame
Foundation Type: Basement
Furnished: No
Structure Occupied: No

Structure Orientation: West

Estimated Year Built: 1956
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of Trillion 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 Trillion Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI, 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.

Report File: 10-12-2

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.

Grading & Drainage

General Comments

Informational Conditions

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

Drainage Mode

Components and Conditions Needing Service

The drain for the front North downspout going underground was broken today. It is important in the long run the drains for roofs are functional, so have it repaired or replaced so they operate properly.

Area Drains

Components and Conditions Needing Service

A surface drain (catch basin) is needed by the front walk at the low point to handle run-off,eliminate erosion, and settling to the porch. Adding a catch basin tied into the tightline system to connect the damaged NW drain tile is needed.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with wooden cedar siding. Wood siding takes regular maintenance to keep it in good condition. This means paint every 4-7 years. Every year, examine the siding (the South and West sides especially) for wear and tear. Look for nailing problems as well.

The house walls partially consist of standard type brick in the front.

House Wall Finish Observations

Components and Conditions Needing Service

The house siding should be painted as needed very soon. This will slow the curling and cracking that eventually ends up damaging siding.

The siding in back where an old deck was needs repair ASAP. Gaps and openings can allow water into the structure. A siding specialist would be needed to repair it because the siding is so bad it not waterproof anymore.

Exterior Components

Yard Walls

Components and Conditions Needing Service

The retaining wall at the South side of the residence is cracked badly, and should be repaired soon. This can happen in several ways. Consult a wall specialist for advice.

Front Porch

Informational Conditions

Minor settling to a concrete front porch is fairly normal and expected. 1-2" is not normally a problem because the porch is a separate structure from the house. This normally would have occurred in the first 5 years. The important issue is that water doesn't run to the house framing and there is not rot to the house here to indicate that has happened. Monitor water during wet times at this point and try putting a protective wood strip in there to seal it.

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.

Basement

Method of Evaluation

Informational Conditions

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

Basement Foundation Type

Informational Conditions

The basement foundation is concrete and predates bolting and most likely has not been retrofitted. Seismic retrofitting is suggested at some point.

Poured Concrete Walls

Informational Conditions

There are some relatively small vertical cracks in the foundation walls, which are probably attributable to shrinkage and have little structural significance. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area, because such cracks can become worse over time. Fill cracks with proper filler in order to do this.

Structural Framing

Informational Conditions

The visible columns and beams are in acceptable condition.

Basement Observations

Informational Conditions

The basement is in acceptable condition in general. Older basements over 50 years old a more prone to get occasional water in the because we did not install waterproofing and footing and tight-line systems that we put in today. Expect during the heaviest storms to get seepage. If this is not acceptable, then you can have an internal systems installed without disturbing the outside landscaping.

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.

Metal Roof

General Comments

Informational Conditions

There are different types of metal roofs, but the most common ones consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound that are warranted for as long as fifty years. They tend to be maintenance-free. Many metal roofs are dependant on the waterproof membrane that is concealed beneath them and cannot be examined, and this is why our service does not include a guarantee against leaks.

Method of Evaluation

Informational Conditions

We were unable to safely access the metal roof, and evaluated it from several vantage points.

Estimated Age

Informational Conditions

The roof appear to be twelve to fourteen year old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Informational Conditions

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Gutters & Drainage

Functional Components and Conditions

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.

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.

North Chimney

Common Observations

Components and Conditions Needing Service

There is noticeable erosion to the mortar and cap on the North chimney. Repair as needed.

General Unlined Masonry

Informational Conditions

Old unlined chimneys are no longer recommended to be used for wood burning for safety reasons. They are generally at least 60 years or older and the lack of a liner makes them unstable and prone to creosote fires in the flues. They can be lined in multiple ways so it can still be used for wood combustion but this can cost over $5,000. The cheapest way is to convert to a gas insert or gas logs.

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.

Primary Attic

Attic Access Location

Informational Conditions

Attic is a partial attic because there are sections that are vaulted.

Method of Evaluation

Informational Conditions

We evaluated the attic from the access hatch area due to inadequate clearance within and or lack of boards to crawl on. Also, you do not want to compress the insulation and reduce the R-values unless necessary.

Framing

Informational Conditions

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

Ventilation is limited, and should be improved. We did not see any high exhaust vents! Recommend adding more roof vents when possible. This will allow a larger volume of attic air to move out easily and keep it cooler.

Components and Conditions Needing Service

Attic fan cannot be tested because there is a temperature switch on it. Also, there is no only one gable vent so it should be sucking air out. It is more critical the powered vent operates in this situation.. Seller to demonstrate operation of this item by closing.

Attic fan cannot be tested - *Continued*

Plumbing Vents
Informational Conditions
The drainpipe vents that are fully visible appear to be in satisfactory condition.
Batt Insulation
Informational Conditions
Some foil-faced batt insulation in the attic has been installed upside down, which is not technically correct. This could trap moisture over time but it is a rare condition. Since it is a possibility and not correct, we recommend reversing or removing the faced product.

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.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located in the basement.

Galvanized Water Pipes

Components and Conditions Needing Service

The potable water pipes within this residence are galvanized, and are assumed to be original. There is a significant reduction in volume when two or more fixtures are in use at the same time. This indicates the pipes are close to the end of their lives and should be budgeted to be replaced but it is impossible to determine the exact amount of remaining time left on pipes. If you want a complete analysis of them, they should be evaluated by a plumber.

Waste & Drainage Systems

General Comments

Informational Conditions

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.

Type of Material

Informational Conditions

The visible portions of the drainpipes are an older galvanized and cast-iron type, which are not as dependable as modern ABS drainpipes. Very little can be seen of the pipes due to the construction of the house and basement being finished..

Drain Waste & Vent Pipes

Informational Conditions

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.

Components and Conditions Needing Service

A sewer line scope is recommended on sewer drain system. This should be done on homes over 40 years old. It involves obtaining an additional inspection from a specialist in this field. Without this, you do not know for sure what condition the drains to the sewer are in.

Electric Water Heaters

Age Capacity & Location

Informational Conditions

Hot water is provided by a 32 year old, 66 gallon, water heater that is located in the basement.

General Comments

Components and Conditions Needing Service

Replace the water heater tank now. The tank is 32 years past its expected life of 15 years.

Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

The discharge pipe and pressure relief valve should be plumbed to the exterior and terminate no more than six inches above grade.

Seismic Straps

Components and Conditions Needing Service

The water heater is not secured according to industry standards. This entails installing two straps available in a kit at the hardware stores and is required.

High density special foam pad needed under tank when tanks are placed on a concrete floor.

Irrigation or Sprinklers

Hose Bibs

Informational Conditions

The hose bibs that we tested are functional, but they do not yet include frost free or anti-siphon valves. This would not have been the standards when the house was built, but now, they are required and thus recommended as an update.

Oil tanks

In use tank

Informational Conditions

In-use oil tank in front yard.

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.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible. Do not paint the cover ever. 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 or in extremely crowed conditions, we cannot even get to one receptacle in a room.. Just to remind buyers, inspectors do not test non-voltage systems . The can be media wiring, Internet ports, phone jacks, speaker systems, coaxial wires, etc.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Components and Conditions Needing Service

The electrical panel screws need to be installed with correct type screws.

Wiring Observations

Components and Conditions Needing Service

When this house was built, GFCI protection did not exist. GFCIs should be added per code to meet the current standards. Install them in the wet locations so that all of these circuits are GFCI protected.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

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.

Forced-Air Furnaces

Age & Location

Other Conditions

Central heat is provided by a forced-air oil furnace that is located in basement and it is 56 years old.

Furnace

Components and Conditions Needing Service

The furnace past its expected life of 40 years. We recommend it gets replaced as soon as possible. There is rust and corrosion inside and the heat exchanger could be at the end of its life.

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.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Living Room

Flooring

Components and Conditions Needing Service

The main wood floor is damaged and has incompatible plywood, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows are functional.

Fireplace

Informational Conditions

The fireplace is in acceptable condition meaning no visible parts are in need of repairs. There are a lot of hidden parts of a chimney that could have issues that home inspections don't reveal. A chimney can be scoped to view these parts if you so require. We would advise this on chimneys over 50 years old be done every 10 years.

Outlets

Informational Conditions

Ungrounded outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Family Room

Location

Informational Conditions

The family room is in the basement.

Flooring

Informational Conditions

The floor has no significant defects.

Fireplace

Informational Conditions

The fireplace is in acceptable condition. There are a lot of hidden parts of a chimney that could have issues that home inspections don't reveal. A chimney can be scoped to view these parts if you so require. We would advise this on chimneys over 50 years old be done every 10 years.

Single-Glazed Windows

Components and Conditions Needing Service

A window pane is cracked, which you may wish to have repaired. The back window doesn't close fully at the top. These are the last 2 remaining original windows. Replace them ASAP.

Lights

Components and Conditions Needing Service

Most ceiling lights do not respond in the family room. verify they operate prior to close.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

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.

Kitchen

General

Functional Components and Conditions

Refrigerators, compactors, microwaves, oven temperatures, self cleaning features, quality of cooking or cleaning, water purifiers, instant hot water units, are outside the scope of this inspection. Seller should describe in detail any of these items needing service as part of their disclosure statement.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Informational Conditions

The cabinets have typical cosmetic damage for their age and will not usually will not work well.

Valves & Connectors

Components and Conditions Needing Service

There is a leak on the cold-water shut-off valve below the sink, which should be repaired.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Components and Conditions Needing Service

Electrical conduit is missing on the garbage disposal wiring.
Electric Range
Functional Components and Conditions
The electric range is functional, but was neither calibrated nor tested for its performance.
Outlets
Components and Conditions Needing Service
All of the countertop outlets should have ground fault protection, which is mandated standards and is an important safety feature.
Exhaust Fan or Downdraft
Functional Components and Conditions
The exhaust fan or downdraft is functional.

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.

Primary Hallway

Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Closets & Cabinets
Informational Conditions
The closet, or closets, is in acceptable condition.

Lights
Functional Components and Conditions
The lights are functional.
Smoke Detector
Informational Conditions
Add smoke detectors as required today. One in each hall, on each level, and in each bedroom on the ceiling within 3 feet of the door if possible or at the highest point in the ceiling if vaulted.
Upgrade old detectors now and every 10 years. It is not required but its relatively cheap insurance if you think about it!
Use like type (hardwired if already there!)
Components and Conditions Needing Service
2 of the 5 smoke detectors in the house did not operate at test. They are hard-wired type. Buy 120 volt detectors and wire the new ones in accordingly.

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.

Basement Stairs

Floor Treads & Risers
Informational Conditions
Main stairs are in acceptable condition.
Walls & Ceiling
Informational Conditions
The walls and ceiling have no significant defects.
Handrails & Guardrails
Informational Conditions
No problems with the handrails.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms 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. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1st Bedroom

Location
Informational Conditions
The 1st bedroom is in the back of the house on the left.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Single-Glazed Windows
Informational Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights in the bedroom are functional.
Outlets
Informational Conditions
The outlets are still ungrounded and have not been upgraded. This is not required in bedrooms but of course is a good idea.

2nd Bedroom

Location
Informational Conditions
Bedroom 2 is the first on the right.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Single-Glazed Windows
Informational Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Informational Conditions
Some of the outlets are still ungrounded and have not been upgraded. This is not required in bedrooms but of course is a good idea.

3rd Bedroom

Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Single-Glazed Windows
Informational Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Informational Conditions
Several outlets are ungrounded.

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 usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Hallway Bathroom

Size and Location
Informational Conditions
The hallway bathroom is a full, and located off the hall.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Cabinets
Functional Components and Conditions
The cabinets are in acceptable condition.
Sink Countertop
Functional Components and Conditions
The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The sink and its components are functional.
Tub-Shower
Components and Conditions Needing Service
The shower surround is in poor condition and should be replaced soon. There is no way to actually know the condition of the walls behind so you want to budget to replace it soon and expect there will be some hidden wall damage not seen due to the finished nature of the walls.
The tub/shower valve at hall bath up leaks at the stem and should be serviced. Water should not come out of the valve where it does. It travels toward the wall and will enter the wall and do damage if left this way.
Toilet & Bidet
Functional Components and Conditions
The toilet is functional.
Outlets
Components and Conditions Needing Service
There is no wall outlet which is required and thus the remodel did not obtain permits. Install GFCI protected, grounded receptacles and all baths to code.
Exhaust Fan
Functional Components and Conditions
The exhaust fan is functional. You should upgrade it for a quieter one and add a timer. The timer helps use the fan enough which is 45 minutes and at least 20 minutes after the shower ends. This helps reduce mold buildup in hidden wall voids where stem can penetrate.

Basement Bathroom

Size and Location
Informational Conditions
The basement bathroom is a three-quarter.
Walls & Ceiling
Components and Conditions Needing Service
There is moisture damaged to the wall and ceiling over the basement bath toilet, which is not uncommon but which should be repaired. No leaks today. It looks be from an old leak in the upstairs bath supply line.

Cabinets
Functional Components and Conditions
The cabinets are in acceptable condition.
Sink Countertop
Functional Components and Conditions
The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The sink and its components are functional.
Stall Shower
Functional Components and Conditions
The stall shower is functional.
Toilet & Bidet
Functional Components and Conditions
The toilet is functional.
Exhaust Fan
Functional Components and Conditions
The exhaust fan is functional.
Lights
Functional Components and Conditions
The lights are functional.

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.

Laundry Room

Valves & Connectors

Functional Components and Conditions

The valves and connectors are installed correctly and do not leak. However, because they are not in daily use they typically become stiff or frozen if used and will usually leak at that point.

Trap & Drain

Functional Components and Conditions

The drain appears to be OK, but is not actually tested for function or can we see a trap using the washing machine because this is not part of an inspection. But the height and size of the pipe is uniform with no overflow signs and should perform in a reasonable manner given the pipes are not plugged which is not likely but possible.

220 Volt Receptacle

Informational Conditions

The 220 outlet is visible but not tested.

Dryer Vent

Informational Conditions

Vent is installed in a normal manner. We do not fully turn it on and then go outside and test that an exhaust is occurring properly. This should be done every 6 months to insure proper exhaust occurs.

Faucet

Informational Conditions

The laundry sink faucet is functional.

Sink

Functional Components and Conditions

The laundry sink and its components are functional, and does not need service at this time.

Laundry Area

Sink

Functional Components and Conditions

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

Faucet

Functional Components and Conditions

The laundry sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

The valves and connectors appear functional but are not tested as part of the inspection. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Components and Conditions

The trap and drain are installed in a proper manner but are not actually tested with water unless there are appliances installed to run.

220 Volt Receptacle

Informational Conditions

The 220 outlet is visible but not tested.

Dryer Vent

Informational Conditions

Vent is connected and looks to be OK. Note that faulty dryer vents have been responsible for thousands of fires. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture .We do not inspect inside the vent and cannot tell you whether it needs cleaning today, so do it ASAP upon move-in.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

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 effloresence, 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.

Single-Car Garage

Slab Floor

Functional Components and Conditions

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.

Walls & Ceiling

Informational Conditions

The walls are sheathed and in acceptable condition.

Firewall Separation

Informational Conditions

There is no firewall separation between the garage and the residence. This likely was not required when the house was built. Nevertheless, we recommend updating it to current standards which entails adding insulation and drywall.

Lights

Components and Conditions Needing Service

Several light do not respond, and should be serviced.

CERTIFICATIONS AND AFFILIATIONS

Certifications of your inspector:

Washington State Licensed Inspector # _302_____
Structural Pest Inspector License #_____43553_____
ASHI # 201994

I

SCOPE OF WORK

You have contracted with Trillion Inspections to perform a generalist inspection in accordance with the standards of practice established by ASHI, 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, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you 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, 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.

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 does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in 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 before the close of escrow.

USER FORM 1

Washington State Standards of Practice for Home Inspectors:

Standards of practice (SOP) - Purpose and scope.

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing.

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.

Exclusions and limitations.

Inspectors are not required to:

(1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.

(2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.

(3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(4) Determine the operating costs of any systems or components.

(5) Determine the acoustical properties of any systems or components.

(6) Operate any system or component that is shut down, not connected or is otherwise inoperable.

(7) Operate any system or component that does not respond to normal user controls.

(8) Operate any circuit breakers, water, gas or oil shutoff valves.

(9) Offer or perform any act or service contrary to law. (10) Offer or perform engineering services or work in any trade or professional service other than home inspection.

(11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a preinspection agreement.

(12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.

(13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.

(14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.

(15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.

(17) Dismantle any system or component, except as explicitly required by the SOP.

(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.

Structure.

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

o Describe the type of building materials comprising the major structural components.

o Enter and traverse attics and subfloor crawlspaces.

o Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

o Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

o Describe any deficiencies of these systems or components.

o Report all wood rot and pest-conducive conditions discovered.

o Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

o Enter

(a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

o Move stored items or debris or perform excavation to gain access.

Exterior.

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

o Describe the exterior components visible from ground level.

o Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

o Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

o Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

o Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

o Test or evaluate the operation of security locks, devices or systems.

o Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

o Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

Roofs.

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

o Traverse the roof to inspect it.

o Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

o Report the manner in which the roof is ventilated.

o Describe the type and general condition of roof coverings.

o Report multiple layers of roofing when visible or readily apparent.

o Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

o Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.

o Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

o Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

o Operate powered roof ventilators.

o Predict remaining life expectancy of roof coverings.

Plumbing system.

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

(d) Operate fixtures in order to observe functional flow.

(e) Check for functional drainage from fixtures.

(f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners and filter systems.

(vi) Private water supply systems.

(vii) Gas supply systems.

(viii) Interior components of exterior pumps or sealed sanitary waste lift systems.

(ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

(c) Test

(i) Pressure or temperature/pressure relief valve.

(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

(d) Determine

(i) The potability of any water supply whether public or private.

(ii) The condition and operation of water wells and related pressure tanks and pumps.

(iii) The quantity of water from on-site water supplies.

(iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

(e) Ignite pilot lights.

Electrical system.

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

(h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

(i) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Insert any tool, probe or testing device into the main or subpanels.

(b) Activate electrical systems or branch circuits that are not energized.

(c) Operate circuit breakers, service disconnects or remove fuses.

(d) Inspect ancillary systems, including but not limited to:

(i) Timers.

(ii) Security systems.

(iii) Low voltage relays.

(iv) Smoke/heat detectors.

(v) Antennas.

(vi) Intercoms.

(vii) Electrical deicing tapes.

(viii) Lawn sprinkler wiring.

(ix) Swimming pool or spa wiring.

(x) Central vacuum systems.

(xi) Electrical equipment that's not readily accessible.

(e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.

(f) Move any objects, furniture, or appliances to gain access to any electrical component.

(g) Test every switch, receptacle, and fixture.

(h) Remove switch and receptacle cover plates.

(i) Verify the continuity of connected service ground(s).

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) The inspector will:

(a) Describe the type of fuel, heating equipment, and heating distribution systems.

(b) Operate the system using normal readily accessible control devices.

(c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

(d) Inspect

(i) The condition of normally operated controls and components of systems.

(ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.

(iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.

(iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.

(v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.

(vi) Electric baseboard and in-wall heaters to ensure they are functional.

(e) Report any evidence that indicates the possible presence of an underground storage tank.

(f) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Ignite pilot lights.

(b) Operate:

(i) Heating devices or systems that do not respond to normal controls or have been shut down.

(ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.

(c) Inspect or evaluate

(i) Heat exchangers concealed inside furnaces and boilers.

(ii) Any heating equipment that is not readily accessible.

(iii) The interior of chimneys and flues.

(iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.

(d) Remove covers or panels that are not readily accessible or removable.

(e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.

(g) Determine:

(i) The capacity, adequacy, or efficiency of a heating system.

(ii) Determine adequacy of combustion air.

(h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Air conditioning systems.

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

(1) The inspector will:

(a) Describe the central air conditioning system and energy sources.

(b) Operate the system using normal control devices and measure and record temperature differential.

(c) Open readily accessible access panels or covers provided by the manufacturer or installer.

(d) Inspect the condition of controls and operative components of the complete system; conditions permitting.

(e) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Activate cooling systems that have been shut down.

(b) Inspect

(i) Gas-fired refrigeration systems.

(ii) Evaporative coolers.

(iii) Wall or window-mounted air-conditioning units.

(iv) The system for refrigerant leaks.

(c) Check the coolant pressure/charge.

(d) Determine the efficiency, or adequacy of the system.

(e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.

(f) Remove covers or panels that are not readily accessible.

(g) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(h) Determine how much current the unit is drawing.

(i) Evaluate digital-type thermostats or controls.

Interiors.

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

(c) Comment on the presence or absence of smoke detectors.

(d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Report on cosmetic conditions related to the condition of interior components.

(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Insulation and ventilation.

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

o Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

o Describe the type of insulation in viewable and accessible unconditioned spaces.

o Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

o Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

o Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

o Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

o Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

o Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Fireplaces and stoves.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

o Describe fireplaces and stoves.

o Inspect dampers, fireboxes and hearths.

o Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

o Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

o Ignite fires in a fireplace or stove.

o Determine the adequacy of draft.

o Perform a chimney smoke test.

o Inspect any solid fuel device being operated at the time of the inspection.

o Evaluate the installation or adequacy of fireplace inserts.

o Evaluate modifications to a fireplace, stove, or chimney.

o Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Site.

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) The inspector will:

(a) Describe the material used for driveways, walkways, patios and other flatwork around the home.

(b) Inspect

(i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.

(ii) For proper grading and drainage slope.

(iii) Vegetation in close proximity to the home.

(c) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

o Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.

o Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.

o Evaluate hydrological or geological conditions.

o Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

Attached garages or carports.

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

o Inspect the condition and function of the overhead garage doors and associated hardware.

o Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

o Inspect the condition and installation of any pedestrian doors.

o Inspect fire separation between the house and garage when applicable.

o Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

o Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

o Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

o Verify the functionality of garage door opener remote controls.

o Move vehicles or personal property.

o Operate any equipment unless otherwise addressed in the SOP.

Ethics - Statement of purpose.

In order to ensure the integrity and high standard of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the inspector.

The home inspector must:

(1) Provide home inspection services that conform to the Washington state home inspectors' SOP.

(2) Provide full written disclosure of any business or familial relationships or other conflicts of interest between themselves and any other party to the transaction. The parties may include, but are not limited to, buyers, sellers, appraisers, real estate licensees, mortgage representatives, title companies, vendors and service contractors.

(3) Act as an unbiased party and discharge his or her duties with integrity and fidelity to the client.

(4) Perform services and express opinions based on genuine conviction and only within the inspector's area of education, training, or expertise.

(5) Not conduct a home inspection or prepare a home inspection report that knowingly minimizes, compromises or attempts to balance information about defects for the purpose of garnering future referrals.

(6) Not provide services that constitute the unauthorized practice of any profession that requires a special license when the inspector does not hold that license.

(7) Not accept compensation for a home inspection from more than one party without written disclosure to the inspector's client(s).

(8) Not for one year after completion of the inspection repair, replace, or upgrade for compensation components or systems on any building inspected - this section applies to the inspector's firm and other employees or principals of that firm or affiliated firms.

(9) Not provide compensation, inducement, or reward directly or indirectly, to any person or entity other than the client, for the referral of business, inclusion on a list of recommended inspectors or preferred providers or participate in similar arrangements. The purchase and/or use of low-value advertising or marketing services or products that does not exceed ten dollars per item, is not considered inducement or reward.

(10) Not disclose information contained in the inspection report without client approval or as required by law. However, at their discretion inspectors may disclose when practical observed safety or health hazards to occupants or others that are exposed to such hazards.

(11) Not advertise previous experience in an associated trade as experience in the home inspection profession. An inspector's advertised inspection experience will reflect only the inspector's experience as a home inspector and inspectors shall not advertise, market or promote their home inspection services or qualifications in a fraudulent, false, deceptive or misleading manner.

(12) Not accept a home inspection referral or perform a home inspection when assignment of the inspection is contingent upon the inspector reporting predetermined conditions.

REPORT CONCLUSION

Williams Ave W, Seattle, WA

Congratulations on the purchase of your new home. 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 rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture'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 real estate industry and to treat everyone with kindness, courtesy, and respect.