



## **Eagle Eye Real Estate Inspection Services**

8202 NE State Highway 104 Ste 102 PMB 111  
Kingston WA 98346-9454  
Inspector: Rob Stevens  
WA state license #930  
WA state Structural Pest Inspector license #87726  
InterNACHI member #12072706



# Full General Home Inspection

Client(s): **Satisfied Customer**

Property address: **Your Home Town  
USA**

Inspection date: **XX/XX/2014**

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For information on follow-up inspections, please see the bottom section of this report.

Thank you for choosing Eagle Eye Real Estate Inspection Services. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.








This inspection complies with the American Society of Home Inspectors' (ASHI) Standards of Practice and the National Association of Home Inspectors' (NAHI) Standards of Practice. This report is intended to identify major defects within a structure that significantly affect its habitability or that cost in excess of \$500 to repair, although minor defects may be noted in the report. Cosmetic items such as damaged molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

Areas of the property that are excluded due to lack of access are vulnerable to infestation and damage from wood destroying insects and organisms.

## How to Read this Report

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

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporhost.com/glossary.asp>

## General Information

Report number: 20141017

Time started: 1:00 pm

Time finished: 4:00 pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Inspector: Rob Stevens

Weather conditions during inspection: Rain

Temperature during inspection: Cool

Ground condition: Wet

Recent weather: Rain

Overnight temperature: Cool

Inspection fee: \$500

Payment method: Check

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 2006

Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: West

Occupied: Yes, Furniture or stored items were present




- 1)   One or more hornet, bee or wasp nests were found at the building exterior. These can pose a safety hazard. A qualified person should remove nests or exterminate as necessary.



Photo 1-1

Bee nest under pedestal cap on rear porch.

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

## Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures;

fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wood

Condition of retaining walls: Appeared serviceable

Retaining wall material: Concrete

Site profile: Level, Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable


Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Concrete

3)  A hot tub was installed. Hot tubs, related equipment and supply hookups are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Regular maintenance is required, and safety issues may exist. Recommend that a qualified specialist evaluate and, if needed, maintain or repair.


4)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 4-1  
Driveway.


5)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 5-1  
Front porch.



Photo 5-2  
Front porch.



Photo 5-3  
Front porch.



Photo 5-4  
South sidewalk.



Photo 5-5  
Rear sidewalk.

## Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering:

Apparent wall structure: Wood frame

Wall covering: Cement fiber, Stone or faux stone veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Footing material (under foundation stem wall): Poured in place concrete

Anchor bolts or hold downs for seismic reinforcement: None visible

Shear panels for seismic reinforcement: None visible


- 6)  Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 6-1  
Damaged siding at butt joint on south side.



Photo 6-2  
Damaged siding at butt joint on south side.



Photo 6-3  
Damaged siding at butt joint on south side.


7)  Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 7-1  
Earth siding contact at SE corner.



Photo 7-2  
Earth siding contact on east side under master bedroom windows.



8)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 8-1  
Deteriorated paint on pedestal cap.

9)  Caulk was deteriorated in some areas. For example, at siding butt joints, at siding-trim junctions and at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<http://www.reporhost.com/?CAULK>



Photo 9-1  
Deteriorated caulk at siding trim junction on garage.



Photo 9-2  
Deteriorated caulk at siding trim junction on garage.



Photo 9-3  
Deteriorated caulk at siding butt joint on south side.



Photo 9-4  
Deteriorated caulk at siding trim joint on south side.





Photo 9-5  
Deteriorated caulk at siding butt joint on south side.

Photo 9-6  
Gap around refrigerant lines on north wall.

## Roof

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

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Metal

Gutter and downspout installation: Full


10)  Water was leaking behind one or more gutters. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. The edge of the roof structure may become damaged by rot or water. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person evaluate and repair as necessary. For example, by installing flashing or tightening loose gutters.



Photo 10-1  
Gutter on rear porch leaking behind.



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



Photo 11-1  
Debris in gutter at NE corner.

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

<http://www.reporhost.com/?MOSS>



Photo 12-1  
Moss on dormer ridge.



Photo 12-2  
Moss on dormer ridge.


13)  Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.



Photo 13-1  
Exposed nails on ridge.

## Attic and Roof Structure

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

Attic inspection method: Viewed from hatch(es)

Location of attic access point #A: Hallway

Location of attic access point #B: Bedroom

Attic access points that were opened and viewed, traversed or partially traversed: A, B

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): R-38

Vermiculite insulation present: None visible

Vapor retarder: Not determined (inaccessible or obscured)

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Enclosed soffit vents



14)  The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).




Photo 14-1  
Uneven insulation in attic #A.

15)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>



Photo 15-1  
Missing insulation on hatch #B.

16)  All attic areas and roof structures more than 15 feet from attic access point(s) #A and B were inaccessible due to possible damage to insulation if traversed. These areas were not evaluated and are excluded from the inspection.

## Garage or Carport

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

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Wood

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of garage vehicle door(s):

Type of garage vehicle door: Sectional

Number of vehicle doors: 2



Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Adequate

17)   The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:

<http://www.reporhost.com/?NRGD>



Photo 17-1

Auto-reverse was inoperable.


18)  The north garage door would not open manually when released from the automatic opener. The door made contact with the traveling bracket on the opener. Recommend having a qualified contractor evaluate and make repairs as necessary.



Photo 18-1

Door would not open when disconnected from automatic opener.



Photo 18-2

Door would not open when disconnected from automatic opener.

19)  Many floor areas were obscured by vehicles and stored items and couldn't be fully evaluated.

## Electric

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

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 320 or 400

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 200

System ground: Not determined, not readily apparent

Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)

Condition of sub-panel(s): Appeared serviceable Hot tub

Location of main service panel #A: Garage

Location of main service panel #B: Garage

Location of main disconnect: Breaker at top of main service panel

Circuit breakers that were in the "off" position: Furnace

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

Smoke alarm power source(s): Hard wired



20)   One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.



Photo 20-1  
Music room.

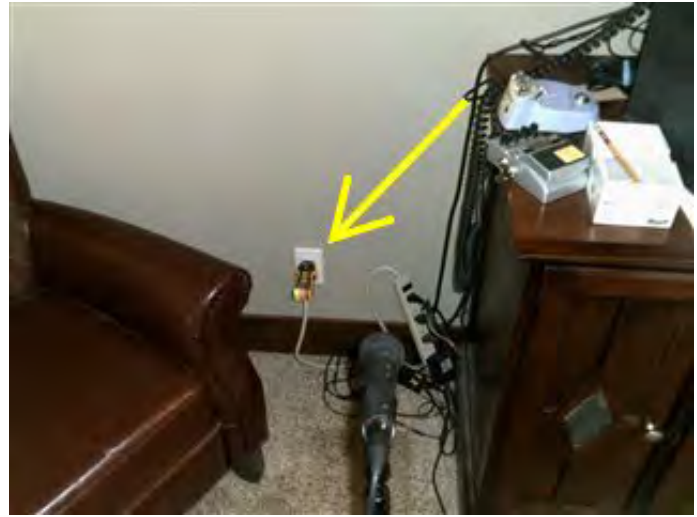


Photo 20-2  
Music room.

- 21) 🛠️ One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 21-1  
Mechanical room.

- 22) 🛠️ Carbon monoxide alarms were missing from one or more sleeping areas. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit: <http://www.reporthost.com/?COALRM>

- 23) 🛠️ One or more screws that attach the cover or dead front to panel(s) #A and B were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.



Photo 23-1  
Panel #A (left).



Photo 23-2  
Panel #B (right).


24)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 24-1  
North patio by hot tub.



Photo 24-2  
Living room.

## Plumbing / Fuel Systems

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



plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Private well

Water pressure (psi): 58

Location of main water meter: Not applicable (private or shared well)

Location of main water shut-off: In mechanical room

Service pipe material: Not determined (inaccessible or obscured)

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Not determined (obscured, inaccessible or none found)

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground

Location of main fuel shut-off valve: At propane tank



25)  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Photo 25-1  
Sprinkler control.

26)  Based on information provided to the inspector, the water supply to this property is from a shared or community well. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Recommend that the client review the recorded agreements regarding the well, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the water system. If no shared well agreement exists, access to the well water supply will be uncertain. Also recommend the following:

- That a qualified well contractor fully evaluate the well, including a conducting a pump/flow test
- That the well water be tested per the client's concerns (e.g. coliforms, pH, contaminants)
- Research the well's history (e.g. how/when constructed, how/when maintained or repaired)

- If the well is not on the client's property, verify that the well's property owner does not harm the well water's quality through land use practices
- Document the current well capacity and water quality for future reference

## Water Heater

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

Condition of water heater: Appeared serviceable

Type: Tank, Tankless

Energy source: Propane

Capacity (in gallons): Not applicable

Temperature-pressure relief valve installed: Yes

Manufacturer: Prestige

Location of water heater: Mechanical room


Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 106

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

27)  One or more tankless water heaters were observed at this property. It is beyond the scope of this inspection to determine the adequacy of this system since demand varies significantly with water usage. For example, with simultaneous showers while washing clothes or dishes, etc. During such usage, tankless water heaters may not keep up with demand. This inspection includes a limited evaluation of the water heater to determine the following:

- Does it supply hot water?
- Is the water pressure adequate for the unit (typically minimum 30-50 psi)?
- Is combustion air and the venting system serviceable?
- Is the wiring for the electric supply safe?
- Is a temperature-pressure relief valve and drain line installed?

Any concerns observed related to the above items are noted in this report.


28)  Several circulating pumps were installed for the hot water supply. They are intended to make hot water immediately available when faucets are turned on. Timers are typically integrated with these pumps, and should be configured so water circulates only at desired times for better energy efficiency. The client should familiarize themselves with the timer's operation and configure it as needed. Note that this is a specialty item and excluded from this inspection. The inspector did not determine if it was serviceable or operable.



Photo 28-1



Photo 28-2



Photo 28-3

## Heating, Ventilation and Air Condition (HVAC)

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

General heating system type(s): Forced air, Furnace, Radiant

General heating distribution type(s): Ducts and registers, Pipes, in-floor

Condition of electric heaters (not forced air): Appeared serviceable

Electric heater type (not forced air): In-floor, radiant

Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)

Forced air heating system fuel type: Electric

Forced air heating system manufacturer: York

Location of forced air furnace: Attic

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): Behind return air grill(s)

Condition of forced air ducts and registers: Appeared serviceable

Condition of hydronic or steam heat system: Appeared serviceable

Type of hydronic or steam heat: Hydronic (hot water), Circulating pump

Hydronic or steam heat fuel type: Propane

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Intake duct, Vent(s) to exterior, Vented door

Condition of cooling system and/or heat pump: Appeared serviceable


Cooling system and/or heat pump fuel type: Electric

Type: Split system

Manufacturer: York

Condition of controls: Appeared serviceable

24 hour automatic ventilation system present: Yes

29)  A hydronic/domestic hot water (DHW) system was installed, where one water heater appeared to supply hot water for both potable water (drinking, washing and bathing) and for heating interior spaces. This appears to be an "open" system, where a cross connect allows water from the hydronic loop to mix with water from the potable water loop. If not configured so high temperature flushes occur, this type of system can act as an "amplifier" for Legionella bacteria due to stagnant water being at low temperatures in the hydronic loop when the interior space heating system is inactive. This poses a risk for Legionnaires' disease. Such "open" systems are not allowed in some municipalities due to this risk. Recommend consulting with a qualified hydronic heating specialist to determine if the system is configured to perform high temperature flushes, and/or to discuss alternatives or modifications to this system. For more information, visit:

<http://www.reporhost.com/?LGN1>

<http://www.reporhost.com/?LGN2>




30)  This home appeared to have a radiant hydronic (hot water) heating system. These systems are typically heated with a boiler or water heater. The distribution piping is mostly hidden and inaccessible. Only a limited evaluation was performed, typically by measuring floor temperatures at the beginning of the inspection and again at the end after the system has been turned on for some time. Even if this system is operable, the inspector does not determine if it is adequate or fully functional. Manufacturers of these systems typically recommend that they be serviced annually, especially if a boiler is used for the heat source. Recommend consulting with the property owner about past maintenance or repairs, and reviewing documentation if possible. If this system has not been serviced within the last year, or if unable to determine when it was last serviced, recommend that a qualified specialist evaluate and perform maintenance or repairs if necessary.



Photo 30-1

Radiant floor heating supply piping.

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

32)  A 24 or 12 hour timer was installed in the air handler and served as a simple ventilation system. The timer can be configured to operate the fan automatically one or more times per day for a set length of time. These fans help reduce moisture and stale air inside the house. Guidelines vary for when and how long such fans should be configured to operate depending on the size of the house, number of occupants and rating of the fan. Recommend reviewing instructions or documentation for the timer and configuring the fan as necessary. The inspector notes these systems when present, but does not determine their adequacy, or if the timer is operable. For more information, visit:

<http://www.reporhost.com/?VENTING>



Photo 32-1  
24 hour timer on furnace.

## Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: Required repair, replacement and/or evaluation (see comments below)

Gas fireplace or stove type: Metal pre-fab fireplace

Fan or blower installed in gas-fired fireplace or stove: No

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Metal

Gas-fired flue type: B-vent

33) 🛠️ 🔍 Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 33-1



Photo 33-2

Master bedroom.

Living room.


34)  The glass front on the gas fireplace had a hazy film. This is typically a mineral residue left from water vapor as the gas burns. It may be possible to clean this fogging by removing the glass from the fireplace and using a gas appliance ceramic glass cleaner, available through gas fireplace and stove distributors and installers. Ammonia-based products, such as common glass cleaners, should not be used since they can cause damage or etching to the glass, or make the haze permanent. It may be possible for a homeowner to remove the glass for cleaning, if the instructions for the fireplace are available and if the homeowner is experienced in such repairs. Consult with a qualified specialist for more information, or to have them do the cleaning.



Photo 34-1  
Fogging on living room fireplace.

## Kitchen

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

Permanently installed kitchen appliances present during inspection: Oven, Cooktop, Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven, Hot water dispenser

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Required repair, replacement and/or evaluation (see comments below)

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Propane


Type of ventilation: Hood over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

Condition of hot water dispenser: Required repair, replacement and/or evaluation (see comments below)

Condition of trash compactor: N/A (none installed)

35)  No high loop or air gap was visible for the dishwasher drain. A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have

these devices built in. The client should try to determine if these devices are built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install a high loop and air gap per standard building practices.



Photo 35-1  
No air gap or high loop on dishwasher drain lines.




- 36)  The point-of-use hot water dispenser was inoperable. Recommend asking the property owner about this and, if necessary, that a qualified contractor repair, replace or remove the hot water dispenser.
- 37)  The countertops, areas below sink(s), sink basin(s) were obscured by stored items or dishes and couldn't be fully evaluated.
- 38)  One or more light bulbs were missing in the range hood light fixture. The inspector was unable to determine if the light fixture was fully operable.



Photo 38-1  
Missing bulb in cooktop hood.

## Bathrooms, Laundry and Sinks

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

when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Location #B: Half bath

Location #C: Full bath, Master bath

Location #D: Full bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable


Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)


Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows, Spot exhaust fans

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

39)  No ground fault circuit interrupter (GFCI) protection device was visible for the electric supply to the jetted bathtub. If no GFCI protection exists, then this is a safety hazard due to the risk of shock. Recommend that a qualified electrician evaluate and install GFCI protection if none is installed.

40)  The clothes dryer was equipped with a vinyl or mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

<http://www.reporthost.com/?DRYER>



Photo 40-1


Mylar dryer duct.

41)  One or more sink faucet handles at location(s) #C were loose. Recommend that a qualified person repair or replace as necessary.





Photo 41-1  
Master bathroom #C right sink.

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


43)  The Ceiling by the shower at location(s) #C was water-damaged. Recommend that a qualified person repair as necessary.



Photo 43-1  
Damaged paint in shower #C ceiling.



Photo 43-2  
Water sprayed on ceiling when shower was turned on in shower #C.


44)  Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.



Photo 44-1  
Rubber washer supply hoses.

## Interior, Doors and Windows

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

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Sliding glass

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Casement, Fixed

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall, Wood

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Tile

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)


45)  Crank handles at some windows were missing. Recommend that a qualified person replace handles or make repairs as necessary.



Photo 45-1  
Missing window crank in SE bedroom.

46) 🛠️ One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 46-1  
Damaged screen in bathroom #C toilet room.

47) 🚪 Floor guides were missing at one or more sliding closet doors.

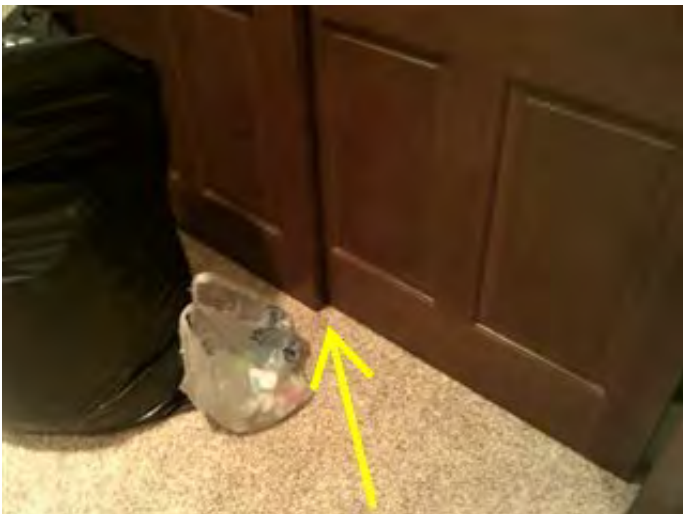



Photo 47-1

Missing floor guides in SE bedroom.

48)  Concrete slab floors were obscured by furniture, carpeting and flooring and couldn't be fully evaluated.

#### FOLLOW-UP INSPECTION POLICY

If repairs are made to a property based on the results of an inspection, the work should be performed by qualified contractors, not the seller. By qualified, we mean licensed, bonded, state-certified where applicable and with a reasonable amount of experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipts. If repairs are made in this way, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors you choose rather than the seller making repairs as cheaply as possible.

The fee for a follow-up inspections is \$150. Additional charges usually apply for travel outside of Kitsap County.

#### SCOPE AND LIMITATIONS OF THIS INSPECTION

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

Crawl space areas less than 18 inches in height

Attic spaces less than 5 feet in height

Spaces under outdoor decks less than 5 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

#### Items not Included

- 1.Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;
- 2.Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);
- 3.Noise pollution or air quality in the area;
- 4.Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;
- 5.Engineering level evaluations on any topic;
- 6.Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);
- 7.Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
- 8.Any repairs which relate to some standard of interior decorating;
- 9.Cracked heat exchangers or similar devices in furnaces;
- 10.Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;
- 11.Washers and dryers;
- 12.Circuit breaker operation;
- 13.Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;
- 14.Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and

chimney flues;

15. Evaluations involving destructive testing;

16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;

17. Design problems and adequacy or operational capacity, quality or suitability;

18. Fireplace drafting;

19. To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;

20. Any evaluation which would involve scraping paint or other wall coverings;

21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);

22. Legal description of property such as boundaries, egress/ingress, etc.;

23. Quality of materials;

24. Conformance with plan specifications or manufacturers specifications;

25. Flood conditions or plains;

26. Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s).

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

#### Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR, A PRE-CLOSING WALK-THROUGH BY THE CLIENT. THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO EAGLE EYE REAL ESTATE INSPECTION SERVICES.