



## **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**

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

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
	Monitor	Recommend monitoring in the future
	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.reporthost.com/glossary.asp>

## General Information

Report number: 20141020

Time started: 10:00 am

Time finished: 12:15 pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Inspector: Rob Stevens

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Ground condition: Wet

Recent weather: Rain

Overnight temperature: Cool

Inspection fee: \$395

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 1980

Front of building faces: East

Main entrance faces: East

Occupied: Yes, Furniture or stored items were present

- 1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

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

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

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



Photo 1-1

Basement ceiling in SW bedroom.

- 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: Wood

Site profile: Minor slope

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

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete, Gravel

Deck, patio, porch cover material and type: Open

Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

- 3)  Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.



Photo 3-1

Entry railing not graspable.

- 4)  Guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height. Recommend that a qualified contractor replace or repair guardrails per standard building practices.



Photo 4-1  
Entry railing too short.

- 5)   Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway. For safety reasons, recommend that a qualified contractor repair as necessary.



Photo 5-1  
Driveway.

- 6)   Fungal rot was found in treads at one or more sets of exterior stairs. Fungal rot in some stair components may pose a safety hazard. Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.



Photo 6-1  
Rot in treads at entry.



Photo 6-2  
Entry steps.

- 7)  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.



Photo 7-1

- 8)  The asphalt driveway surface was worn and is prone to developing cracks from water penetration. Recommend that a qualified person reseal the driveway. For more information, visit: <http://www.reporhost.com/?RAD>



Photo 8-1  
Driveway.



Photo 8-2  
Driveway.

9) **i** 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 9-1  
Entry sidewalk.

10) **i** The rear deck sub-structure was obscured by tarps and couldn't be fully evaluated.



Photo 10-1

Tarp obscuring view of deck sub-structure.

## 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: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Wood

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space

Foundation/stem wall material: Poured in place concrete

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

Anchor bolts or hold downs for seismic reinforcement: None visible

Shear panels for seismic reinforcement: Installed

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



Photo 11-1

Split siding on north wall.



Photo 11-2

Damaged siding on upper roof over garage.

12)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 12-1  
Damaged bird block on south side.



Photo 12-2  
Damaged bird block on south side.

- 13)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 13-1  
Minor crack in foundation on north side.

- 14)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 14-1  
Vegetation on east side of house.

15) **i** Some exterior wall sections were obscured by firewood and couldn't be fully evaluated. They are excluded from this inspection.

16) **i** Firewood was stored so that it was in contact with or close to the building exterior. This is a conducive condition for wood-destroying organisms. Recommend storing firewood outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings. For more information visit: <http://www.reporthost.com/?FWWDI>



Photo 16-1  
Firewood stacked next to house at SW corner.



Photo 16-2  
Firewood stacked next to house at SE corner.

## Basement

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

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Sliding glass

Condition of floor substructure above: Required repairs, replacement and/or evaluation (see comments below)

Pier or support post material: Not determined (inaccessible or obscured)

Floor structure above: Not determined (inaccessible or obscured)

Condition of insulation underneath floor above: Not determined (inaccessible or obscured)

Insulation material underneath floor above: Not determined (inaccessible or obscured)

17)  Carpet was installed in the basement. Carpet absorbs and retains moisture and odors in humid environments such as basements. Monitor carpeted areas for moisture and odors in the future. Carpeting may need removal and/or replacement with a moisture-resistant flooring material.

## 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: Required repair, replacement and/or evaluation (see comments below)

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

18)  The siding or trim on one or more exterior walls was in contact with or too close to roof surfaces below. This is a conducive condition for wood-destroying organisms. There should be a gap of 1 1/2 to 2 inches between a roof surface and siding above. The gap is meant to prevent water from wicking up into the bottom edge of the siding and causing fungal rot, or damaging the siding. There may also be inadequate space for additional layers of roofing materials in the future. Recommend that a qualified contractor repair per standard building practices. For example, by trimming the siding.



Photo 18-1  
Trim in contact with roof covering.



Photo 18-2  
Trim in contact with roof covering.



Photo 18-3  
Siding in contact with roof cover over garage.



Photo 18-4  
Siding in contact with roof cover over garage.

19)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

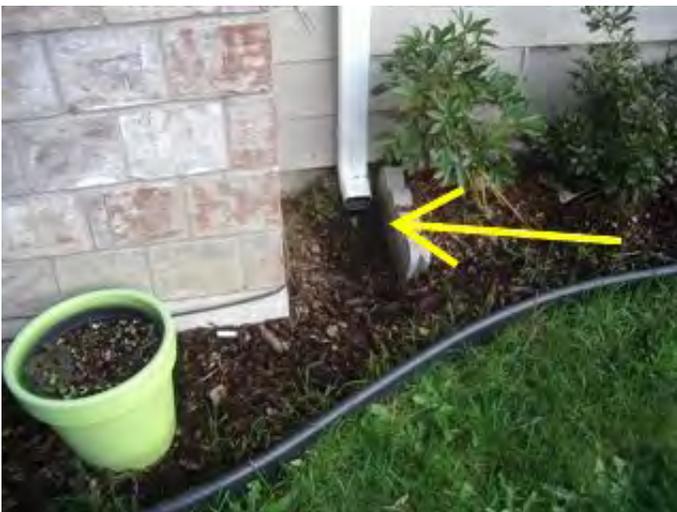


Photo 19-1

Missing downspout extension on east side.

20)  Barge boards, which are the trim boards at gable ends of roofs, and exterior roof beams were exposed at their ends and subject to rot from exposure to rain runoff. This is a conducive condition for wood-destroying organisms. Shingles or flashing should be installed over them to prevent rot. Recommend that a qualified person install flashing over exposed barge boards and beams where missing and per standard building practices.



Photo 20-1  
Exposed barge board on west side of garage.



Photo 20-2  
Exposed beam missing flashing.

## 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

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

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): 18

Vermiculite insulation present: None visible

Vapor retarder: Not determined (inaccessible or obscured)

Condition of roof ventilation: Appeared serviceable

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

21)  The ceiling insulation installed in the attic was substandard and appeared to have an R-18 rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

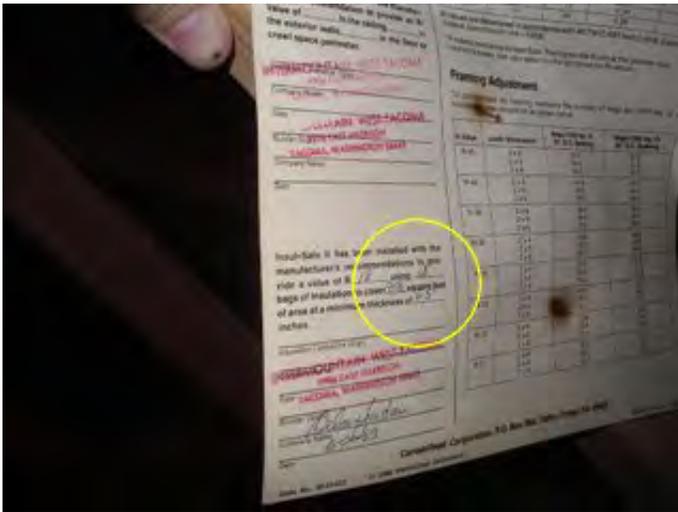


Photo 21-1  
Insulation certificate in attic indicating a value of R-18.

- 22)  One or more attic or roof vent screens were missing, deteriorated or damaged. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.



Photo 22-1  
Damaged soffit vent screen over garage.

- 23)  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 23-1  
Uneven insulation in attic.



Photo 23-2  
Uneven insulation in attic.

24)  All attic areas and roof structures more than 10 feet from attic access point(s) #A were inaccessible due to possible damage to insulation if traversed or lack of permanent walkways. 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 garage vehicle door(s): Required repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

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): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Adequate

25)   No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit:

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



Photo 25-1  
No photoelectric sensors.

26) 🚑 The wall-mounted control for one or more automatic garage vehicle door openers was less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children. For more information on garage door safety issues, visit:

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



Photo 26-1  
Control switch for automatic opener too low.

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

28) ⓘ One or more garage vehicle doors had minor damage or deterioration.



Photo 28-1  
Minor damage to vehicle door.

29)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 29-1  
Garage.



Photo 29-2  
Garage.

## Electric

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

may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Not determined, not readily apparent

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

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

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: No

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend install

30)   One or more electric receptacles (outlets) at the kitchen and bathrooms had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

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

31)   One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:

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



Photo 31-1  
Double tap in panel #A.

32)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <http://www.reporthost.com/?SMKALRMLS>



Photo 32-1  
Older smoke alarm.

33)   No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <http://www.reporthost.com/?COALRM>

34)  One or more wall switches were broken or damaged. Recommend that a qualified electrician replace wall

switches as necessary.



Photo 34-1  
Cracked switch in NW bedroom.

35)  The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

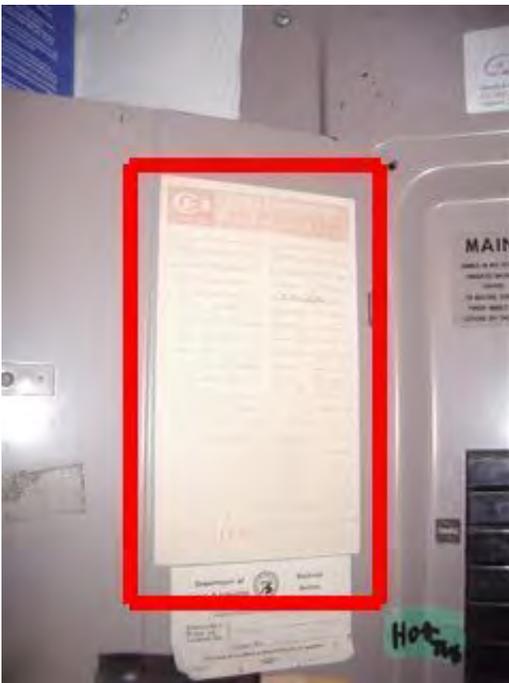


Photo 35-1  
Faded and illegible legend in panel m#A.

36)  A receptacle in the kitchen was covered by the range.



Photo 36-1  
Receptacle partially covered by range.

## 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: Public

Water pressure (psi): 64

Location of main water meter: By street

Location of main water shut-off: Not determined (obscured, inaccessible or none found)

Service pipe material: Copper

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: Basement

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

37)   One or more hose bibs (outside faucets) were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:

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



Photo 37-1  
No backflow device.

38) 🛠️ One or more hose bibs (outside faucets) weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.



Photo 38-1  
NW corner of garage.

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

## Water Heater

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

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

Type: Tank

Energy source: Electricity

Capacity (in gallons): 52  
Temperature-pressure relief valve installed: Yes  
Manufacturer: Kenmore  
Location of water heater: Garage  
Hot water temperature tested: Yes  
Estimated age: 1995

40) 🚑🔧 The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person install earthquake straps or struts as necessary and per standard building practices.



Photo 40-1  
Missing seismic restraints.

41) 🛠️ The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.



Photo 41-1  
Missing insulating pad on concrete floor.

42)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

## 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, Heat pump

General heating distribution type(s): Ducts and registers

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

Forced air heating system fuel type: Electric

Estimated age of forced air furnace: 2001

Forced air heating system manufacturer: Trane

Location of forced air furnace: Garage

Condition of furnace filters: Required replacement

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

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

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Manufacturer: Trane

Condition of controls: Appeared serviceable

24 hour automatic ventilation system present: None visible

43)  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.

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

## Fireplaces, Stoves, Chimneys and Flues

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

has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

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

Wood-burning stove type: Freestanding

Fan or blower installed in wood-burning fireplace or stove: No

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: Not determined (inaccessible or obscured)

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

Wood-burning chimney type: Masonry

Gas-fired flue type: B-vent

45)   Terracotta flue tiles in one or more masonry chimney(s) were cracked or broken. This is a potential fire hazard because such cracks become wider when the chimney heats up and can allow exhaust gases to enter the building structure. Recommend that a qualified contractor evaluate, replace broken tiles and make other repairs as necessary.



Photo 45-1  
Crack in flue tile.

46)   A significant amount of creosote or burning by-products (ash, soot, etc.) was visible in one or more chimneys. This is a potential fire hazard and a sign that chimney system maintenance has been deferred. The client should be aware that the type and quality of wood burned, and the moisture content of the wood, will affect the rate at which burning by-products accumulate in the chimney. When wood-burning devices are used regularly, they should be cleaned annually at a minimum. A qualified contractor should evaluate, clean, and repair if necessary.



Photo 46-1  
Creosote in smoke chamber.

- 47)   No spark screen or rain cap was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.



Photo 47-1  
No spark screen or rain cap.

- 48)    One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at: <http://www.reporthost.com/?CSIA>



Photo 48-1  
Basement.

49) 🛠️🔍 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.

50) 🛠️ One or more masonry chimney crowns were cracked. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.



Photo 50-1  
Crack in chimney crown.



Photo 50-2  
Crack in chimney crown.

51) 🛠️ The gasket for the wood stove door was deteriorated, damaged or missing. The door may leak and efficiency can be reduced. Recommend that a qualified person replace the gasket.



Photo 51-1  
Deteriorated gasket on stove doors.

52) 🔧 Firebricks lining the wood stove were cracked, broken or missing. Recommend that a qualified person replace firebricks as necessary.



Photo 52-1  
Missing fire bricks.



Photo 52-2  
Missing fire bricks.

53) 🔧 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 53-1  
Fogging on glass.

54) 🔍 One or more gas fireplaces or stoves did not respond to normal controls (e.g. on/off switch, thermostat, remote control) and was not fully evaluated as a result. The pilot light or gas supply may have been turned off, or some other condition may have prevented operation. The inspector only operates normal controls and does not light pilot lights or operate gas shut-off valves. Consult with the property owner, review all documentation for such gas appliances, and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.



Photo 54-1  
Living room.

55) ⓘ Significant amounts of ash or fire materials were present in one or more fireplace or wood stove fireboxes. As a result, the inspector was unable to fully view or evaluate the firebox(es) and/or components inside (e.g. firebrick, metal liner, log lighter). These components are excluded from this inspection.



Photo 55-1  
Fire materials blocking view.

## 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: Range, Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven

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

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Required repair, replacement and/or evaluation (see comments below)

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

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

Range, cooktop or oven type: Electric

Type of ventilation: Hood over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

56)   Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. One or more bushings were missing for the under-sink food disposal's electric wiring. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Recommend that a qualified contractor repair per standard building practices.



Photo 56-1  
Non metallic sheathed wire to disposal.



Photo 56-2  
Missing bushing at disposal.

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



Photo 57-1  
Tip warning on range.

- 58)  No air gap was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous, and prevents waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is 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 an air gap per standard building practices.
- 59)  The oven broil function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.
- 60)  The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.
- 61)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may

penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 61-1  
No caulk at backsplash.

62) 🛠️ The light in the exhaust hood was inoperable. Recommend replacing light bulb(s) or that repairs be made by a qualified person if necessary.



Photo 62-1  
Exhaust hood light was inoperable.

## 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, first floor

Location #B: Full bath, Master bath, first floor

Location #C: Laundry room/area, basement

Location #D: Full bath, basement

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: Appeared serviceable

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

Bathroom and laundry ventilation type: Windows, Spot exhaust fans

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

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



Photo 63-1

Reverse plumbed laundry sink.

64)  The shower enclosure at location(s) #B was deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair or replace the surround as necessary.



Photo 64-1

Deteriorated curb on bathroom #B shower enclosure.

65)  The laundry room didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified contractor install an exhaust fan per standard building practices.

66)  The laundry sink was loose or not securely attached to the wall or floor. Leaks may occur if plumbing supply or drain lines are moved. Recommend that a qualified person repair as necessary.



Photo 66-1  
Laundry sink was loose.

67)  Ribbed, flexible drain pipe was used at the sink at location(s) #B and D. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.



Photo 67-1  
Bathroom #B.



Photo 67-2  
Bathroom #D.

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



Photo 68-1  
Bathroom #A.

## 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: Sliding glass

Condition of interior doors: Appeared serviceable

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

Type(s) of windows: Vinyl, Multi-pane, Sliding, Fixed

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

69)  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 69-1  
Damaged screen on basement window on north side.



Photo 69-2  
Damaged screen in master bedroom.

#### 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.

