



## **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



# Condominium 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
	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: 20141020-2

Time started: 2:00 pm

Time finished: 3:15 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: \$295


Payment method: Check

Source for main building age: Realtor

Front of building faces: North



Main entrance faces: North


Occupied: No, Furniture or stored items were present

1)  The residential dwelling unit appeared to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

2)   The propane gas supply was not available during the inspection (tank empty, shut-off valve turned off, no tank installed, etc.). The inspector operates only "normal" controls such as thermostats, stove burner knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace(s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor.

3)  Some areas and items at this property were obscured by furniture. 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 and Exterior

Condition of decks, porches and/or balconies: Servicable

Deck, porch and/or balcony material: Masonry

## 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: Not determined (components inaccessible or obscured)

Service voltage (volts): 120-240

Estimated service amperage: Not determined (components inaccessible or obscured)

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Not determined (components inaccessible or obscured)

Main disconnect rating (amps): Not determined

System ground: Not determined, not readily apparent

Condition of main service panel: Not determined (inaccessible or obscured, or panel not opened)

Condition of sub: Appeared serviceable

Location of sub-panel #B: Bedroom

Location of main disconnect: No single main disconnect, use all breakers in main service panel, At main disconnect panel outside

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

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

Smoke alarm power source(s): Hard wired

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

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



Photo 4-1  
Plug in CO alarm.


- 5)  One or more light fixtures were loose. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 5-1  
Loose light fixture over fireplace.


- 6)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated) and components were loose. 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 6-1  
Loose motion sensor on light in entry coat closet.

## 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.

Location of main water shut-off: bedroom closet

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)

7)  A fire suppression system was installed on the premises. 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. These systems normally require periodic inspection by a specialist to ensure correct operation. For example, checking for possible backflow contamination of the potable water system, or correct operation of valves and gauges. Recommend that a qualified specialist inspect this system in accordance with National Fire Prevention Association (NFPA) 25 standards.

## 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: Tankless


Energy source: Propane


Capacity (in gallons): Not applicable

Temperature-pressure relief valve installed: No



Location of water heater: Closet  
Hot water temperature tested: No

8)  Components of the water heater and combined radiant floor heating system may be remotely located in common areas such as roofs or utility rooms. Those components were not inspected and are excluded from this inspection. Recommend asking the owner about possible remote components. Recommend having a system specialist evaluate and make repairs as necessary.

9)  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.


10)  A circulating pump was installed for the hot water supply. It is 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 10-1  
Circulating pumps.

## 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): Radiant  
General heating distribution type(s): Pipes, in-floor  
Condition of electric heaters (not forced air): Appeared serviceable  
Electric heater type (not forced air): In-floor, radiant  
Condition of hydronic or steam heat system: Appeared serviceable  
Type of hydronic or steam heat: Circulating pump, In-floor  
Hydronic or steam heat fuel type: Propane  
Condition of controls: Appeared serviceable  
24 hour automatic ventilation system present: Yes

11)    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.reporthost.com/?LGN1>


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



Photo 11-1

Domestic hot water and radiant heat controls.

12)   The heating system was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

13)  An exhaust fan with a 24 or 12 hour timer was installed 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.reporthost.com/?VENTING>





Photo 13-1  
24 hour timer in laundry.

14) Components of the radiant floor heating system and water heater may be remotely located in common areas such as roofs or utility rooms. Those components were not inspected and are excluded from this inspection. Recommend asking the owner about possible remote components. Recommend having a system specialist evaluate and make repairs as necessary.

## 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: Yes

Condition of chimneys and flues: Appeared serviceable

Gas-fired flue type: Direct vent




15)    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 may 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 15-1  
Living room.

16) 🔍 The gas fireplace or stove was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client 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.

## 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: 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: Appeared serviceable

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

Range, cooktop type: Propane, Electric, Combination

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

17) ⓘ The gas supply for the range was inoperable (e.g. turned off, not plugged in) and the inspector was unable to fully evaluate.

## 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: Full bath, Master bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

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 ventilation type: Central exhaust fan

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

18)  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 18-1

Mylar dryer duct.



19)  Tile and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.



Photo 19-1  
Bathroom #A.

20)  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.

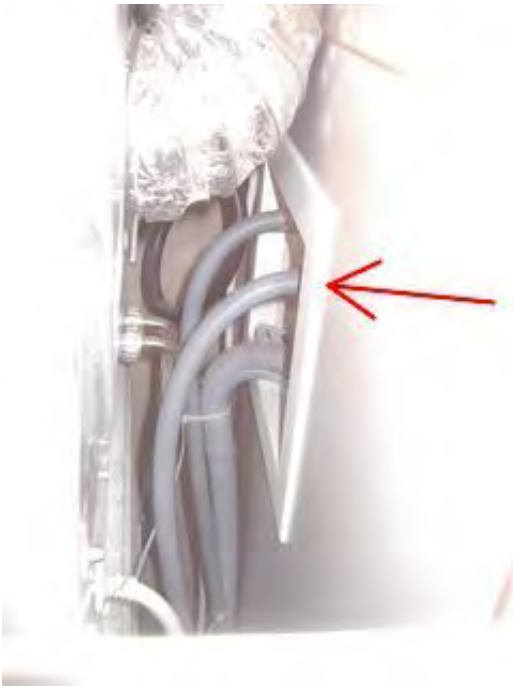


Photo 20-1  
Rubber washer hoses.

## 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: Glass panel  
Condition of interior doors: Appeared serviceable  
Condition of windows and skylights: Appeared serviceable  
Type(s) of windows: Wood, Casement, Fixed  
Condition of walls and ceilings: Appeared serviceable  
Wall type or covering: Drywall  
Ceiling type or covering: Drywall  
Condition of flooring: Appeared serviceable  
Condition of concrete slab floor(s): Appeared serviceable  
Flooring type or covering: Wood or wood products, Tile

21) 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:  
<http://www.reporthost.com/?ECC>

#### 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.