



## Eagle Eye Real Estate Inspection Services

8202 NE State Highway 104 Ste 102 PMB 111  
Kingston WA 98346-9454  
Inspector: Rob Stevens  
(360)271-5630

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
---	--------	-----------------------

	Major Defect	Correction likely involves a significant expense
	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.reporthost.com/glossary.asp>

## General Information

Report number: 20141107

Time started: 10:00 am

Time finished: 12:00 pm

Present during inspection: Client and 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

Payment method: Cash

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 1983

Source for main building age: Municipal records or property listing

Front of building faces: East

Main entrance faces: East

Occupied: No

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>

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

Fence and gate material: Wood

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

Retaining wall material: Concrete and rock

Site profile: Minor slope

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

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete

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

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

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

Deck, porch and/or balcony material: Concrete

2)  Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 2-1

Tripping hazard in entry sidewalk.

3)  Significant cracks, deterioration, leaning and/or bowing were found in one or more retaining walls. Recommend that a qualified contractor evaluate and repair or replace sections as necessary. Note that some retaining walls, based on their height or size, may require evaluation by a structural engineer.



Photo 3-1  
Retaining wall at sidewalk.



Photo 3-2  
Retaining wall at sidewalk.



Photo 3-3  
Retaining wall at sidewalk.

- 4)  A section of boardwalk was present at the entry. Boardwalks tend to be slippery and flex when walked on. This condition may cause slip and falls. Recommend replacing the boardwalk with decking or sidewalk if possible.



Photo 4-1  
Slippery and uneven boardwalk at entry.

5)  One or more fences and/or gates were damaged or deteriorated and need repair.



Photo 5-1  
Deteriorated gate on south side.



Photo 5-2  
Deteriorated fencing on south side.



Photo 5-3  
Deteriorated fencing on south side.

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



Photo 6-1  
Driveway.



Photo 6-2  
Driveway.

7) **i** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios. The client may wish to have repairs made for cosmetic reasons.



Photo 7-1  
Crack in rear patio.

## 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: None visible

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



Photo 8-1  
Damaged trim on east side.



Photo 8-2  
Missing trim around garage window.



Photo 8-3  
Missing trim around garage window.



Photo 8-4  
Deteriorated siding on south side.



Photo 8-5  
Deteriorated siding on south side.



Photo 8-6  
Deteriorated siding on south side.



Photo 8-7  
Missing siding under rear patio door.



Photo 8-8  
Missing siding and trim around living room window.



Photo 8-9  
Loose siding and missing trim around living room window.



Photo 8-10  
Deteriorated siding on chimney chase.

9)  Fungal rot was found at one or more sections of siding or trim. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 9-1  
Rot in siding on south side.



Photo 9-2  
Rot in trim board on chimney chase.



Photo 9-3  
Rot in siding on chimney chase.



Photo 9-4  
Rot in frame of crawl access.



Photo 9-5

Rot in frame of crawl access.

10)  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 10-1  
Hole in siding on south side of garage.



Photo 10-2  
Hole in siding on south side.

11)  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 11-1  
Vegetation north wall of garage.



Photo 11-2  
Vegetation contact at NE corner.



Photo 11-3  
Vegetation on west wall.

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



Photo 12-1  
SE corner of garage.



Photo 12-2  
Deteriorated paint on garage.



Photo 12-3  
Incomplete finish on siding at east wall by entry.



Photo 12-4  
Incomplete finish on siding by entry.



Photo 12-5  
Deteriorated finish at SW corner.



Photo 12-6  
Deteriorated finish on north wall.



Photo 12-7  
Deteriorated finish on east side.

13)  Caulk was deteriorated in some areas. For example, at siding-trim junctions. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>



Photo 13-1  
Deteriorated caulk on south side.



Photo 13-2  
Deteriorated caulk on south side.



Photo 13-3  
Deteriorated caulk on south side.



Photo 13-4  
Deteriorated caulk at SW corner.

## Crawl Space

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 excluded from this inspection. 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 crawl spaces in the future. Complete access to all crawl space areas 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 attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Partially traversed (central section only). All corners had standing water)

Location of crawl space access point #A: Building exterior

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

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Appeared serviceable

Insulation material underneath floor above: Fiberglass roll or batt

Condition of vapor barrier: Appeared serviceable

Vapor barrier present: Yes

Condition of crawl space ventilation: Required repairs, replacement and/or evaluation (see comments below)

Ventilation type: Unconditioned space

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

14)  Standing water was found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present.

Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as groundwater or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typically such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps



Photo 14-1  
Standing water at NW corner of crawl.



Photo 14-2  
Standing water along west wall of crawl.



Photo 14-3  
Standing water at SE corner of crawl.



Photo 14-4  
Standing water in NE corner of crawl.

15)  One or more outdoor crawl space access hatches or doors were missing, damaged, deteriorated or substandard. Water and/or vermin can enter the crawl space. Recommend that a qualified person replace, install or repair hatches or doors where necessary.



Photo 15-1  
Deteriorated crawl access hatch.

16)  The screens for one or more crawl space vents were damaged. Vermin or pets can enter the crawl space and nest, die and/or leave feces and urine. Vermin often damage under-floor insulation too. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.



Photo 16-1  
Gaps in crawl vent on south side.

17)  Under-floor insulation was damaged or deteriorated in some areas, and may result in reduced energy efficiency. Recommend that a qualified person repair or replace insulation as necessary.



Photo 17-1  
Fallen insulation.

- 18) 🧰 Cellulose material such as scrap wood was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

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

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

- 19) 🧰🔍 The roof surface was significantly deteriorated and appeared to be at or beyond its service life. It needs replacing now. This is a conducive condition for wood-destroying organisms. Consult with a qualified contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.



Photo 19-1  
Deteriorated shingles on garage ridge.



Photo 19-2  
Damaged shingles on garage ridge.



Photo 19-3  
Repairs on garage ridge.



Photo 19-4  
Deteriorated shingles on house ridge.



Photo 19-5  
Popped nail on house ridge.



Photo 19-6  
Loose shingle.



Photo 19-7  
Damaged shingles on north end ridge.

20)  Barge boards, which are the trim boards at gable ends of roofs, were exposed at their lower ends, and were rotten. Standard building practices call for shingles or flashing to be installed over them to prevent rot. Recommend that a qualified contractor replace rotten boards and install shingles or flashing over exposed barge board ends where missing.



Photo 20-1  
Exposed barge board tail.



Photo 20-2  
Rot in barge board at NW corner.

21)  Kick-out flashing was missing at one or more locations. Such flashing should be located at the bottom of slopes where roof surfaces intersect with exterior walls above. It directs rainwater away from exterior walls and into gutters so that rainwater is less likely to run down the front surfaces of siding or flow behind siding. Recommend that a qualified contractor install kickout flashings where missing and per standard building practices.



Photo 21-1  
Missing kick-out flashing at chimney chase.



Photo 21-2  
Missing kick-out flashing at chimney chase.

22)  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 22-1  
Incomplete downspout at SE corner of garage.



Photo 22-2  
Missing downspout at SW corner.



Photo 22-3  
Incomplete downspout at NW corner.

23)  One or more gutters were damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 23-1  
Damaged gutter on east side.

24)  One or more gutters were leaking. Rainwater may come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 24-1  
Leaking gutter over entry.

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



Photo 25-1  
Debris in east gutter.



Photo 25-2  
Debris in west gutter.

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



Photo 26-1  
Moss on roof.

## 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: Cellulose loose fill

Approximate attic insulation R value (may vary in areas): R-30

Vermiculite insulation present: None visible

Vapor retarder: Not determined (inaccessible or obscured)

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Gable end vents and open soffit vents

27)  The ceiling insulation in one or more areas of the attic was compacted or uneven and/or missing. 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 27-1  
Missing insulation in attic.



Photo 27-2  
Compacted insulation in attic.

28)  All attic areas and roof structures more than 12 feet from attic access point(s) #A were inaccessible due to possible damage to insulation if traversed. These areas were not evaluated and are excluded from the inspection.

## Garage or Carport

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

Type: Attached

Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)

Type of door between garage and house: Hollow core

Condition of garage vehicle door(s): Appeared serviceable

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): No

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Adequate

29)   The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

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

30)   There was no self-closing device on the door between the garage and the house to close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

31)   Weatherstripping around or at the base of the door between the garage and the house was missing. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.



Photo 31-1  
Missing weather stripping on garage to house door.

32)   The automatic opener for one or more garage vehicle doors reversed when operated because the photoelectric sensors were loose. These sensors should reverse the door when closing to prevent injury when a person or pet passes through the sensors' beam. This is a safety hazard. A qualified person should repair as necessary. For more information on garage door safety issues, visit:

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



Photo 32-1  
Loose photoelectric sensor.

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

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



Photo 34-1  
Garage floor.



Photo 34-2  
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 service panel #A: Garage

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

Smoke alarm power source(s): Hard wired

35)    Substandard wiring was found in the living room. For example, exposed wiring not in a junction box. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.



Photo 35-1  
Exposed wires not in box by woodstove.

36)    One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip and/or wouldn't trip with a test instrument at the bathroom(s). This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 36-1  
Bathroom #A GFCI was inoperable.

37)    One or more electric receptacles (outlets) at the kitchen and/or garage 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>

38)   One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit:

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



Photo 38-1

Missing components in master bedroom smoke alarm.

39)   One or more bushings were loose from where wires enter holes in panel(s) #A. This is a potential safety hazard because the wiring insulation can be cut or abraded on the metal edge of the hole(s). Recommend that a qualified electrician install bushings where missing.



Photo 39-1

Loose bushing.

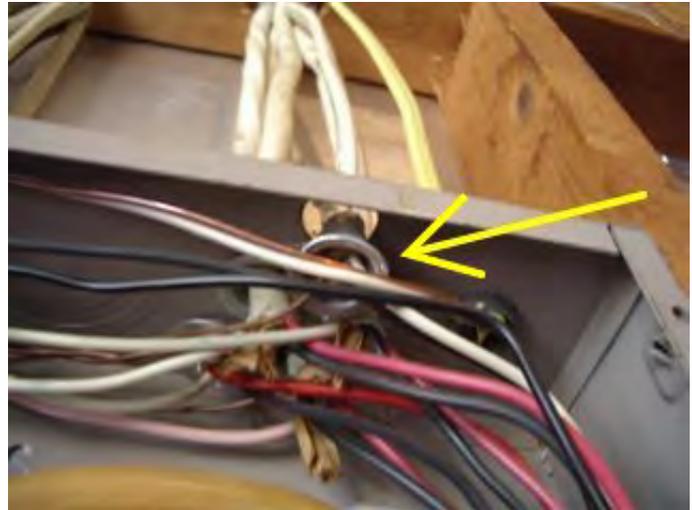


Photo 39-2

Loose bushing.

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



Photo 40-1  
Laundry room.



Photo 40-2  
Microwave was unplugged.



Photo 40-3  
Living room.



Photo 40-4  
Missing cover on junction box in hall.



Photo 40-5  
Master bedroom.

41)  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>

42)  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>

43)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Photo 43-1  
Missing globe in master bedroom.

44)  One or more light fixtures were missing. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 44-1  
Missing light fixture at rear patio.



Photo 44-2  
Missing light fixture at rear patio.

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



Photo 45-1  
Missing panel screws.

46) 🔍 Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 46-1  
Missing bulbs on east wall fixture.



Photo 46-2  
Missing bulb in master 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.

Condition of service and main line: Appeared serviceable

Water service: Public

Water pressure (psi): 56

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: Crawl space

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

47) 🚰 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.reporhost.com/?BKFLOW>



Photo 47-1  
Missing backflow device on west hose bibb.

48) 🛠️ Water supply pipes in the crawl space were not insulated. Recommend insulating pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.



Photo 48-1  
Uninsulated pipes in crawl.

49) 🛠️ One or more hose bibs (outside faucets) leaked when tested. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.



Photo 49-1  
Leaking hose bibb on east side.

50) 🛠️ One or more hose bibbs (outside faucets) weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibbs 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 50-1  
Hose bibb on east wall missing fasteners.



Photo 50-2  
Loose hose bibb on west wall.

51) 🔍 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

Estimated age: 2011  
Capacity (in gallons): 50  
Temperature-pressure relief valve installed: Yes  
Manufacturer: General Electric  
Location of water heater: Laundry room  
Hot water temperature tested: Yes  
Water temperature (degrees Fahrenheit): 110

52)  One or more sections of the temperature-pressure relief valve drain line were sloped upwards. This is a potential safety hazard due to the risk of explosion. Water and/or minerals can accumulate in the drain line after periodic discharges and impair the operation of the valve. Also, mineral deposits from accumulated water can accumulate on the valve and impair its operation. A qualified plumber should repair per standard building practices, and so the drain line doesn't slope upwards. For more information, visit: <http://www.reporhost.com/?TPRVALVE>



Photo 52-1  
TPR drainline sloped upwards.

## 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): Electric heaters

General heating distribution type(s): None, individual heaters

Condition of electric heaters (not forced air): Required repair, replacement and/or evaluation (see comments below)

Electric heater type (not forced air): Wall mounted, with fan

Manufacturer of electric heaters (not forced air): Cadet

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

24 hour automatic ventilation system present: None visible

53)  One or more fan-assisted electric heaters were inoperable. Recommend that a qualified electrician repair or replace heaters as necessary.



Photo 53-1  
Kitchen heater was inoperable.



Photo 53-2  
Dining room heater was inoperable.

54) 🔑 One or more electric wall heaters had soot or scorch marks on them. For example, in the NE bedroom. Typically, this is caused by dirt or lint build-up near the heating element. Excessive build-up of dirt or lint is a potential fire hazard. Recommend that a qualified person clean heaters as necessary. Note that the power to heaters must be turned off at the electric panel before cleaning them.



Photo 54-1  
Scorch marks on NE bedroom heater.

## 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 chimneys and flues: Appeared serviceable  
Wood-burning chimney type: Metal and with wood enclosure

55)    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 55-1

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



Photo 56-1  
Cracked fire bricks in wood stove.

57)  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 57-1  
Fire materials in wood stove.

## 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 and microwave oven

Condition of counters: Appeared serviceable

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

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: Appeared serviceable

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

Condition of built-in microwave oven: Required repair, replacement and/or evaluation (see comments below)

Condition of hot water dispenser: N/A (none installed)

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

58)   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.reporthost.com/?ATB>



Photo 58-1  
Tip warning on range.

59) 🔧🔍 An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

60) 🔧 Shelving or other components were missing from one or more cabinets. Recommend that a qualified person replace as necessary.



Photo 60-1  
Missing turntable in corner cabinet.

61) 🔧 Cabinet hardware such as hinges, latches, closers, magnets or pulls were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.



Photo 61-1  
Loose hardware on cabinet door over microwave.

- 62)  The electric supply for the refrigerator, range and/or microwave was inoperable (e.g. turned off, not plugged in) and the inspector was unable to fully evaluate.
- 63)  The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances (dishwasher, refrigerator, range and/or microwave) appeared to be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

## 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: 3/4 bath and master bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

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

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

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

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

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

- 64)   Bathroom #B was incomplete and missing fixtures including sink, toilet, shower fixtures, flooring, wall finish, etc.



Photo 64-1  
Bathroom #B was incomplete.



Photo 64-2  
Bathroom #B was incomplete.



Photo 64-3  
Bathroom #B was incomplete.

65)  The handle for the toilet flush valve at location(s) #A was loose. Recommend that a qualified person replace or repair handles as necessary.



Photo 65-1  
Loose handle on toilet in bathroom #A.

66)  The exhaust fan at location(s) #B was inoperable. Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



Photo 66-1  
Fan in master bathroom was inoperable.

67)  The sink drain stopper mechanism at location(s) #A was missing. Recommend that a qualified person repair or replace as necessary.

68)  The bathtub at location(s) #A was worn, blemished or deteriorated.



Photo 68-1  
Blemishes in shower #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: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood and sliding glass

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

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, multi-pane, sliding and fixed

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall

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

Flooring type or covering: Carpet, vinyl, linoleum or marmoleum and laminate

69)   Flooring was missing in the master bedroom.



Photo 69-1  
No flooring in master bedroom.

70)  One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.



Photo 70-1  
NE bedroom closet doors were damaged.

71)  One or more walls were damaged. Recommend that a qualified person repair as necessary.



Photo 71-1  
Damaged drywall in master bathroom.

72)  The lock mechanisms on one or more sliding glass doors were inoperable. Recommend that a qualified person repair as necessary.



Photo 72-1  
Locking mechanism on rear patio door was inoperable.

73)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 73-1  
NE bedroom door would not latch.

74)  Trim was missing in one or more areas. For example, base in the main hall. Recommend that a qualified person repair as necessary.



Photo 74-1  
Missing base in hallway.

75)  Weatherstripping around one or more exterior doors was missing. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.



Photo 75-1  
Missing weather stripping around entry door.

76) 🛠️ 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>



Photo 76-1  
Hallway ceiling.

77) 🧹 Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.



Photo 77-1  
Staining on carpet in living room.

#### 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.**