

Crow's Nest Home Inspections, LLC
1910 4th AVE E #149
Olympia, WA 98506
(206) 310-2613



Client: Happy Client

Schedule Date: 3/18/2009

Report #: SampleReport

Client Address:

Subject Property:

1234 156th Lane NE
Sunny, WA 98000

KEY TO THE INSPECTION REPORT

Report # : SampleReport

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.
If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: Client Buyer's Agent Seller's Agent Seller Other:

INSPECTOR : Kristine Messick

Inspection Date: 3/18/2009

Start Time: 2:30

Completion Time 4:30

The weather condition at the time of inspection was:

Cloudy;Rainy;[Temp] Approximate temperature is 45-50 degrees.

Property Information:

The subject property inspected was a (an): Single Family # of units: 1

Approximate age of building: [age] built in 1957 yrs. stated by buyer's agent

Approximate age of roof: [age] unknown yrs. stated by .

Additions / Alterations to:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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01. Driveway

Appears Serviceable

[] Material: [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible [] Eroded asphalt *
 [] Maintenance / sealant needed * [] Evidence of poor drainage * [X] Common cracks * [] Major cracks *
 [] Surface raised * [] Surface settled * [] Trip hazards (5)

Comments: No additional comments.

02. Sidewalks

Safety Hazard

[X] Materials:concrete [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [] Common cracks * [] Major cracks *
 [X] Surface raised * [X] Surface settled * [X] Trip hazards (5) [] Poor drainage / improper slope *

Comments: SAFETY HAZARD: Surface raised or settled on the front entry sidewalk, creating a trip hazard. Recommend a licensed and bonded contractor repair the sidewalk.

03. Retaining Walls

Appears Serviceable

[X] Location(s):East side - backyard [] Material:

[] Deterioration / damage [] Near end of lifespan [] Not functional [] Not fully visible * [] Common cracks *
 [] Major cracks (1) [] Moisture penetration * [] No drainage openings *

Comments: Approx. 2 to 2 1/2 foot high concrete retaining wall on East side of property.

04. Patio

Appears Serviceable

[X] Location(s):East side - backyard

[X] Material:concrete [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible * [X] Common cracks * [] Major cracks (1) [] Surface raised * [] Surface settled *
 [] Trip hazards (5) [] Evidence of poor drainage *

Comments: No additional comments.

05. Patio Cover

Appears Serviceable

[X] Location(s):East side - backyard [] Open design

[] Covered roof (see Roof page) [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible * [] Lacks proper attachment (2) [] Unsecure attachment (2) [] Earth contact (3)
 [] Moisture damage (2) (3) [] Unable to determine active leakage

Comments: No additional comments.

06. Decks/Porch

Repairs Recommended

[X] Location(s):south side - side entry

[X] Material:concrete [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible [] Common cracks * [] Major cracks (2) [] Deck on grade - framing not visible
 [] Deck appears unsound (1) (2) [X] Flashing not visible / improper (2) [] Lacks proper support (2)
 [X] Settled away from structure * [] Uneven steps / trip hazard (2) (4) [] Unable to determine active leakage *
 [] Evidence of poor drainage * [] Boards / fasteners loose * (5) [] Surface uneven (2) (5) [] Trip hazard (2) (4)
 [X] Railing:n/a

Comments: MINOR REPAIR: the South side entrance concrete porch landing is settled away from the house. The flashing is missing at the porch/siding connection, creating an access point for moisture to penetrate behind the concrete porch. Recommend a licensed and bonded contractor flashing the porch siding connection as needed.

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07. Fences & Gates

N/A

Not Inspected Material:

Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Loose / rotten:
 Broken / missing: Moisture damage Leaning Gate / latch needs repairs * Self closing device is:

--- End of Category FOUNDATIONS ---

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08. Exterior Stairs

N/A

09. Exterior Walls

Repairs Recommended

[X] Structure:Wood Frame

[X] Wall Covering:cedar shingle siding [] Deterioration / Damage [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible [] Common cracks * [] Major cracks (1) [] Cracks / openings need repairs (2)
 [] Soil contact * (3) [] Moisture stains / damage (2) (3) [] Damaged / cracked: [] Nailing defects *

Comments: MAJOR DEFERRED MAINTENANCE: The paint is peeling, weathered and aged in numerous locations, most evident on the South and West sides of the house. Recommend a licensed and bonded painting contractor properly prepare the exterior surfaces and paint the house. The front of the house has a brick facade on the lower portion of the siding. The mortar in the brick is deteriorated, loose and missing on the first row of bricks. Numerous bricks are loose. Recommend a licensed and bonded brick mason tuckpoint the brick facade as needed.

Notice: Wall insulation type and value is not verified UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed**

10. Trim

Repairs Recommended

[X] Material:Wood [] Deterioration / damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [] Moisture stains / damage at: (2) (3)+
 [X] Caulking / paint / finish needed * [] Flashing / trim damaged at:

Comments: DEFERRED MAINTENANCE: The wood trim paint is weathered, aging, peeling and flaking in numerous locations. Recommend a licensed and bonded painting contractor properly prepare the exterior surfaces and paint the wood trim as needed.

11. Chimney(s)

Repairs Recommended

[X] Location:Center [X] Material: brick

[] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [X] Chimney / brick / mortar:deteriorated [] Flashing is improper / not visible (2) [] Spark screen:
 [X] Raincap recommended * [] Cracks and separations noted (2) [] Unlined flue (2) (4) [] Cracks in chimney cap (2)
 [] Ash dump door is:

Comments: MINOR REPAIR: The chimney brick mortar is deteriorated and easily crumbles. Recommend a licensed and bonded mason tuckpoint the chimney brick mortar as needed. SAFETY HAZARD: The raincap/spark arrestor is missing on the top of the chimney flues. Recommend a qualified professional install raincap/spark arrestor.

*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.**

12. Sprinklers

N/A

*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.**

13. Hose Faucets

Appears Serviceable

[] Not inspected * [X] Frost Type:No

[] Winterized - not tested * [X] Anti-siphon valves:No [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Inoperative (2) [] Corroded * [] Leaking (2) [] Missing / broken handles *

Comments: No additional comments.

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- KEY:
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 - (2) Recommended evaluation and repairs by a licensed contractor
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 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

14. Gutters & Downspouts

Repairs Recommended

Full Partial None Installed

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible
- Drains blocked Debris filled Gutter system rusted * Gutter system leaks (2)
- Direct discharge away from building * Not draining properly * No secondary drain(s) on roof (2)

Comments: MINOR REPAIRS: The gutter and downspout system on the North side of the house appears to be the original wood gutter and galvanized metal gutter system. The system appears beyond the expected lifespan. The gutters are wood rotted and the downspout is disconnected from the gutter and leaks. The downspouts divert roof water run off next to the garage entrance, creating a condition for potential moisture intrusion into the garage and moisture damage, see pictures. Recommend a licensed and bonded gutter contractor replace the original wood gutter and galvanized metal downspout on the North side of the house. route the downspouts at least six feet away from the foundation of the house. DISCLAIMER: The downspouts divert roof water run off into a subsurface drain system. Subsurface drain systems are beyond the scope of a home inspection and are excluded from the report.

*Notice: Gutters and subsurface drains are not water tested for leakage or blockage. * Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation. **

--- End of Category EXTERIOR ---

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15. Grading

Repairs Recommended

[] Level Site [X] Slope:minor

- [] Improper soil sloped towards foundation * [] Soil / pavement high at foundation *
 [] Recommend soil slope away from structure. * [] Earth to wood contact * (3) [X] Foliage touches structure *
 [X] Tree planted close to structure * [] Overgrown landscape * [] Signs of poor drainage / erosion *
 [] Surface drains visible - not inspected *

Comments: DEFERRED MAINTENANCE/WOOD DESTROYING ORGANISMS: The vegetation is in contact with the siding and roof in numerous locations, most notably on the Northwest of the building. This creates a condition conducive for Wood Destroying Organisms.

Recommend a qualified professional trim the vegetation away from the building.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade

N/A

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.**

17a. Raised Foundation

Appears Serviceable

[X] Foundation:poured concrete [X] Columns:wood

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) (1) [X] Common cracks *
 [] Major cracks (1) [] Evidence of foundation movement (2) (1) [] Exposed footings (2)
 [] Crumbling / spalling concrete (2) [] Deteriorated mortar (2) [] Engineering recommended (1)

Comments: No additional comments.

17a. Crawlspace

Repairs Recommended

[X] Crawlspace inspection:entered, crawled

- [X] Access cover:Appears serviceable [] Deterioration / Damage (2) [X] Ventilation appears serviceable
 [] Vents blocked * [] Vents needed (2) [] Vent screens damaged * [] No moisture present
 [] Moisture stains / moderate moisture * [] Excessive moisture (2) [] Evidence of flooding (2) (3)
 [] Debris in crawlspace * (3) [X] Insulation type:n/a [] Insulation condition:

Comments: MINOR REPAIRS: the inspector observed evidence of treatment for rodents. There are exitless rodent traps around the outside of the home and just inside the entrance to the crawlspace. The inspector observed a major amount of rodent feces contaminating the vapor barrier in the crawlspace. The vapor barrier was dissheveled and/or missing in numerous locations in the crawlspace. Recommend a licensed and bonded contractor remove and replace the vapor barrier.

17ba. Floor Structure

Repairs Recommended

[X] Floor Construction:Conventional wood framing

- [X] Deterioration / Damage (2) (3) [] Near end of lifespan (2) [] Not functional (2) [] Sagging / overspanning (2)
 [] Improperly cut / overnotched (2) [] Missing/improperly installed fasteners (2) [] Poor bearing (2)
 [] Anchor bolts: [] Lateral bracing: [] Earth to wood contact (2) (3)

Comments: MAJOR REPAIRS/ADDITIONAL INSPECTIONS: The inspector observed severe moisture damage to the subfloor underneath the bathtub, see pictures. The area encompasses an approximately 3x4 foot area. Also, see notes about shower enclosure in the Bathroom section. Recommend a licensed and bonded contractor further inspect the inside of the shower enclosure for further moisture damage to the wall framing and make all repairs deemed necessary.

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18a. Base. Foundation

N/A

18a. Basement

N/A

18ba. Floor Structure**Safety Hazard**

[] Floor Construction: [] Wood Frame:

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Sagging / over spanned (2)
 [] Improperly cut / over notched (2) [] Missing/improperly installed fasteners (2) [] Poor bearing (2)
 [] Anchor bolts: [] Floor appears serviceable [] Floor damaged / deteriorated (2) (1)
 [] Moisture / water present (2)

Comments: Floor structure appears serviceable.

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances No engineering is performed during this inspection.**

--- End of Category FOUNDATION ---

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19. Shingle / Shake

Appears Serviceable

[X] Location:Main [X] Roof style:Gable

[X] Roof covering is:composition shingles - 3 tab [X] Roof inspected by:walking roof [X] Number of layers:multiple
 [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible *
 [] Typical maintenance recommended (2) [] Weathering / aging * [] Burnt through (2) [] Membrane is:
 [] Cracking (2) [] Insufficient pitch (2) [] Moss covered * [] Roof materials appear to be improperly installed. (2)
 [] Fasteners are: [X] Evidence of prior patching and repairs (2)

Comments: The inspector observed prior repairs on the roof, roofing tar in the South facing valley. Roof repairs may indicate past roof leaks. Recommend asking the seller of any past roof leaks prior to close of the transaction.

20. Tile Roof

N/A

*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.**

21. Built-up / Low slope

N/A

21b. Roof Notes

N/A

Notice: The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.**

22. Exposed Flashings

Repairs Recommended

[] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [] Separations / improper installation at:
 [] Vent caps appear serviceable [] Vents caps are:
 [X] Improper flashing at:electrical service masthead and Type B flue vent [] No visible flashing at:
 [] Skylights appear serviceable [] Skylights are:

Comments: MINOR REPAIRS: the electrical service masthead and Type B flue vent pipe are improperly flashed, the connections to the roof are tarred, not metal flashed, expect roof leaks at the locations. Recommend a licensed and bonded roofing contractor properly flash the roof penetrations.

*Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. * Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.**

--- End of Category ROOF ---

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23. Main Line

Appears Serviceable

[X] Material:copper [X] Size:3/4 [X] Pressure:60

- [] Above 80 PSI - adjust, repair, install regulator (2) [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not Functional (2) [X] Main valve location:crawlspace [] Valve operational [] Valve not tested
 [] Valve handle is: [] Copper not protected from concrete *
 [] Water softener installed - water condition/quality not tested * [] Leaks at water softener (2) (3)

Comments: A water pressure regulator is installed on the main line

24. Supply Lines

Appears Serviceable

[X] Material:galvanized metal/copper

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Corrosion is: [] Leaking at: [X] Flow restriction is:moderate [] Noise in pipes (2)
 [] Pipes lack proper support at: [] Cross connection at: [] Evidence of prior repairs at: [] Improper materials at:
 [] Exposed lines insulated: [] Copper and galvanized pipe contact at:

Comments: The inspector observed a mix of galvanized metal and copper plumbing in the crawlspace. The water flow restriction was minor when multiple fixtures were in use at the time of the inspection. Galvanized metal pipes have an expected lifespan of approximately 50-60 years. Expect to replace the remaining runs of the galvanized pipes in the future.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Appears Serviceable

[X] Material:ABS, cast iron, lead, galvanized metal

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Corrosion is: [] Leaking at: [] Pipes lack proper support at: [] Insufficient fall for adequate drainage (2)
 [] Open waste line (2) (4) [] Improper materials at: [] Evidence of prior repairs at:

Comments: No additional comments.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.**

26. Fuel System

Appears Serviceable

[X] Shutoff valve location:at meter - East side

- [X] Fuel type is:natural gas [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not fully visible [] Pipes not corrosion proofed (2) [] Corrosion is: [] Pipes lack proper support at:
 [] Improper materials at: [] Pipe is not 6" above ground (2) [] Improper union in crawlspace (2)

Comments: No additional comments.

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.**

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27. Water Heater(s)

Appears Serviceable

[X] Location:closet of upstairs bonus room

[X] Type:Conventional Natural Gas [X] Capacity:40 [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Pilot / system off, could not inspect. * [] Rust flakes in burner chamber *
 [] Burner flame appears improper (2) [] Heater leaks (2) [X] Water shut off installed:Yes
 [] Corrosion on pipes / valves * [] Heater in garage not properly elevated (2) (4) [X] TPR valve installed:Yes
 [X] TPR discharge pipe properly installed:Yes [X] Vent flue piping:Appears Serviceable
 [] Insufficient clearance from combustibles (2) (5) [X] Combustion air:appears serviceable [] Seismic straps:
 [] Thermal blanket: [] Missing catch pan with exterior drain (2) (5)
 [] Recommend protecting heater from physical damage * (5)

Comments: The AO Smith water heater, Serial Number GK02-1002450-248, was manufactured in 2002. The expected lifespan of a water heater is 10-12 years.

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. **

--- End of Category PLUMBING ---

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28. Description

Appears Serviceable

 Approximate input BTU's:60,000 Heating type:forced air unit Fuel type:natural gas Location:hall closet

Comments: The American Standard furnace, Serial Number 40631E91G, was manufactured in 02/2004. The expected lifespan of a forced air furnace is approximately 20 years with proper maintenance per the manufacturer's instructions.

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements. **

29. Condition

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Utilities off, could not inspect (2) Electronic ignition malfunctioned (2) Maintenance recommended (2)

Comments: The furnace appears to have been last serviced by Southwest Plumbing & Heating on 1/17/08.

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. **

30. Venting

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible Lacks clearance from combustibles (2) (4) Improper materials (2) (4) Improper rise (2) (4) Soot on vent pipe (2) (4) Vent terminates near window / opening (2) (4) Defective:

Comments: No additional comments.

31. Combustion Air

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Combustion air:appears serviceable Combustion and return air are too close or mixing (2) (4) Recommend sealing holes / gaps in platform * (4)

Comments: No additional comments.

32. Burners

Appears Serviceable

 Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Closed system not visible for inspection Unusual flame pattern (2) Rust flakes (2) (4) Soot / charring (2) Cracked refractory (2)

Comments: No additional comments.

*Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. * Some furnaces are designed in such a way that inspection is almost impossible. * Safety devices are not tested by this company. **

33. Distribution

Repairs Recommended

 Materials:Ducts with registers Near end of lifespan (2) Deterioration / Damage (2) Not functional (2) Not fully visible Ducts:disconnected Low air flow at: Damaged / missing registers * Insulation missing / damaged * Zone valve not operating (2) Circulation pump: Radiator:

Comments: MINOR REPAIRS/ENERGY EFFICIENCY: a run of the ductwork is disconnected in the crawlspace, see pictures. The insulation is missing and/or contaminated by rodent feces on the ductwork. Recommend a licensed and bonded heating contractor repair all disconnected ductwork, seal any duct leaks and install insulation to meet today's energy efficiency standards.

*Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **

--- End of Category HEATING ---

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34a. Normal Controls

Appears Serviceable

[] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Unable to inspect - utilities off *

[X] Thermostat: appears serviceable [] Controls need repairs / replacement (2) [] Gauges need repair / replacement (2)

[] Switch is missing / broken (2) [] Leaks at: [] Corrosion at: [] Expansion tank:

Comments: No additional comments.

*Notice: Thermostats are not checked for calibration or timed functions. * Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. **

35a. Air Filters

N/A

[] Condition: [] Hold down missing *

Comments: The system has an electronic air filter. Inspecting these filters is beyond the scope of this inspection.

*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. **

36a. Heating Notes

N/A

*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. * Environmental risks, if any, are not included. * Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **

37a. Evaporative Cooler

N/A

38. Air Conditioning

N/A

Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38aa. Power

N/A

38ba. Condensate

N/A

38ca. Refrigerant Lines

N/A

38da. Cooling Comments

N/A

--- End of Category HEAT2/COOL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

39. Service

Appears Serviceable

[X] Service Type:Overhead [X] Number of conductors:3

[X] Voltage:240 V / 120 V [X] Amps:125 [] Amps not determined [] Deterioration / Damage (2)
 [] Near end of lifespan (2) [] Not functional (2) [] No drip loop on service line (2) [] Damaged connections at:
 [] Frayed wires (2) (4) [] Improper splice(s) (2) [] Tap on main wires (2) [] Conductors too close to:
 [] Wires touch trees, contact utility company (2) (4) [] Main panel ground present
 [] Main panel ground loose / disconnected at: [X] Main disconnect inspected at:main panel
 [X] More than six breakers with no main disconnect (2)

Comments: No additional comments.

40. Main Panel**Safety Hazard**

[X] Location:garage

[] Power off at main - no inspection performed. (2)+ [] Deterioration / Damage (2) [X] Near end of lifespan (2)
 [] Not functional (2)

Comments: **MAJOR REPAIRS:** the electrical panel appears to be the original panel to the house. The electrical panel appears beyond its expected lifespan. There were more than six breakers to shut off entire electrical system. A breaker on the right side of the busbar is double tapped, two circuits into one breaker, creating a safety hazard. Recommend a licensed and bonded electrician replace the electrical panel to meet today's electrical standards.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.**

41. Conductors

Appears Serviceable

[X] Service wire type:braided copper

[X] Branch wire type:copper [X] Wiring method:Non-metallic sheathed cable

Comments: No additional comments.

42. Sub-panels

N/A

43. Panel Notes**Safety Hazard**

[X] Overcurrent protection devices inspected - type:breakers [] Deterioration / Damage (2) [X] Near end of lifespan (2)
 [] Not functional (2) [] Improper wiring (2) (4) [] Breaker off - have reason verified (2)(4)
 [] Multiple wires connected to a single wire rated breaker (20 (4) [] Scorching (2) (4) [] Corrosion (2) (4)
 [] Overfusing (fuse/breaker too large for wire) at panel (2) (4) [] Neutral and ground wires connected (2) (4)+
 [X] Direct tap (2) (4) [] Panel bond is not provided at panel (2) (4)+
 [] Antioxidant not visible on aluminum wire connections * [] Missing bushings / clamps (2) (4)
 [] Missing 240-volt handle ties at panel (2) (4) [] Breakers / fuses damaged (2) (4) [] Unprotected openings (2)
 [] Circuits are not labeled * (5)

Comments: See recommendations under Main Panel Section

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

44. Wiring Notes

Repairs Recommended

- Representative sample of fixtures, switches and outlets appear serviceable. GFCI(s) responded to test at:bathroom
 Furnishings prevent testing of some outlets and switches. * Three-prong outlets did not test properly at:kitchen
 Reverse polarity at: Evidence of overheating at: Loose or damaged outlet / switch at:
 Missing / damaged cover plate at: Non-exterior rated box / cover at: Non-exterior rated wire at:
 Extension cord used as permanent wiring at: Improper wiring at: Exposed splices at:
 Junction box covers missing at: GFCI(s) recommended at: Doorbell: Fixture:

Comments: The outlets in the kitchen and garage are not GFCI protected. A three prong outlet in the kitchen is not properly grounded. The laundry room washing machine outlet is not ground, the original two wire outlet. The garage electrical wiring is not enclosed in a protective conduit, creating a safety hazard. The wiring is exposed and subject to damage. The electrical wiring underneath the back patio cover is not rated for exterior use and is not enclosed in a protective conduit. The wiring is exposed and subject to damage. The electrical wiring is the original two wire electrical system, the outlets through out the house are not grounded, with exception of the bathroom outlet. The house is considered underwired for today's electrical standard. There are fewer breakers at the main panel, branch wire circuits and electrical outlets in the house than today's electrical standards. The electrical wiring is beyond its expected lifespan. SAFETY HAZARD RECOMMENDATION: Recommend a licensed and bonded electrician properly ground the kitchen, laundry room washer, and garage outlets. Install GFCI outlet protection at all applicable locations. Expect to update the electrical wiring throughout the house.

--- End of Category ELECTRICAL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45. Entry Doors

Appears Serviceable

 Deterioration / Damage *

Near end of lifespan * Not functional * Hardware operational: Damaged door jamb. *
 Weather stripping:

Comments: No additional comments.

46. Interior Doors

Appears Serviceable

 Deterioration / Damage *

Near end of lifespan * Not functional * Need adjustment at: Door(s) rub at: Door won't latch at:
 Hardware operational: Hardware missing at: Hardware needs repair at:
 Several frames are not square - may indicate structural movement (1) (2)

Comments: No additional comments.

47. Exterior Doors

Appears Serviceable

 Deterioration / Damage *

Near end of lifespan * Not functional * Door(s) need adjustment at: Door difficult to operate at:
 Tempered glass insignia visible at applicable locations Tempered glass insignia not visible at:
 Unable to determine if glass is tempered - further evaluation needed. (2) Latching hardware is operational
 Hardware not operational at: Sliding door tracks: appear serviceable Screen doors are:

Comments: No additional comments.

48. Windows

Repairs Recommended

 Type:single pane, casement Material:aluminum

Deterioration / Damage (2) Near end of lifespan (2) Not functional (2)
 Evidence of failed seals in dual-glazed windows. (2) Window difficult to operate at: Window cracked at:
 Window broken at: Tempered glass insignia visible at applicable locations
 Tempered glass insignia not visible at: Caulking / glazing compound deteriorated *
 Security bars - non-openable type (see comments) (4) (5)+ Security bars - openable type (see comments) (5)+
 Screens are: not inspected

Comments: MINOR REPAIR: The window glazing is cracked and deteriorated on numerous windows. Recommend a qualified contractor reglaze the windows as needed.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49. Interior Walls

Appears Serviceable

 Drywall Plaster Paneling Wallpaper

Other: Deterioration / Damage (2) Common cracks * Major cracks (1) Nail pops * Stains at:
 Stains appear to be: Repairs needed at:
 Furnishings prevent full inspection-check carefully on your final walk-through
 Recommend evaluation by an engineer (1)

Comments: No additional comments.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

50. Ceilings

Repairs Recommended

 Drywall Acoustic Spray Plaster Wood

Open Beam Deterioration / Damage * Common cracks * Major cracks (1) Nail pops* Stains at:
 Stains appear to be: Repairs needed at: Ceiling height low at: Recommend evaluation by an engineer (1)

Comments: MINOR REPAIR: the ceiling in the Northwest bedroom appears to have a hole due to past moisture damage. The area is temporarily repaired with piece of black plastic stapled to the ceiling and grey duct tape, see pictures. The area was dry at the time of the inspection. Recommend a licensed and bonded contractor repair the hole/damage to the ceiling.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51. Floors

Appears Serviceable

 Carpet Vinyl Wood Tile Other:

Deterioration / Damage (2) Uneven floor at: Trip hazard at: Floor is: Stains at:
 Stains appear to be: Cracked floor tile at:

Comments: No additional comments.

Notice: Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.**

--- End of Category INTERIOR ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

52. Fireplace(s)

Appears Serviceable

 Location:living room Type:Masonry - lined

- Deterioration / Damaged (2) (4) Near end of lifespan (2) (5) Not functional (2) (4)
 Deteriorated mortar (2) Cracked / loose brick (2) Lacks clearance to combustibles (2) (5) Gas piping:
 Gas valve: Damper:appears serviceable Damper clamp needed: Hearth extension: Doors / screens:
 Blower / fan operation:

Comments: No additional comments.*Notice: Recommend installing safety spacer or damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. ****53. Interior Features**

N/A

53a. Ceiling Fans

Appears Serviceable

 Not operational (2) Vibrates / wobbles *

- Improperly supported * (5) Improperly wired (2) (4)

Comments: No additional comments.**53b. Interior Stairs**

N/A

53c. Wet Bar

N/A

54. Smoke Detector

N/A

 Located in bedrooms: Located in kitchen:

- Located in living/family room: Located in basement: Located on each floor: Indicator lights on
 Responded to test button(s) Did not respond to test button at: Did not operate test button+
 Suggest additional detectors in appropriate locations. (5)

Comments: This company does not inspect smoke detectors. Recommend seller demonstrate their operation prior to close of transaction.**55. Laundry**

Appears Serviceable

 Location:service area

- Piping (supply & waste) serviceable Piping conditions warrant repair (2) Washer standpipe not tested *
 Electrical outlet grounded (120 volt) Electrical outlet not operational (2) Electrical outlet miswired (2) (4)
 240 volt dryer outlet present 240 volt outlet operational: Gas piping present Gas shut-off valve present
 Improper appliance connector (2) Proper dryer vent provided Dryer vents: Laundry sink present:No
 Faucet appears serviceable Faucet is: Hot / cold reversed (4) Drain appears serviceable
 Plumbing under sink is: Leaks at: Improper drain piping (2) Unable to access - not inspected *

Comments: No additional comments.*Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. * The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. ****56. Attic General**

Appears Serviceable

 Roof Frame:Rafter framing

- Ceiling Frame:Joist framing Attic:partially finished/unfinished Access location:bonus room
 How Inspected:entered, full access Deterioration / Damage (2) Near end of lifespan (2) Not functional (2)
 Stains are: Leaks visible (2) Unable to determine active leakage (2) Sagging framing (2) (1)
 Broken framing (2) (1) Trusses damaged / modified (1) Missing wind resistant fasteners (2)

Comments:

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:
- (1) Recommend evaluation by a structural engineer/geo-technical engineer
 - (2) Recommended evaluation and repairs by a licensed contractor
 - (3) Refer to qualified termite report for further information
 - (4) This item is a safety hazard - correction is needed
 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

56a. Ventilation & Insulation

Appears Serviceable

Vents provided Ventilation:appears serviceable

- Screens:appears serviceable Power ventilator present Power ventilator operational
- Insulation type:wood fibers - approx. 2" Poor coverage * Compressed * Wrong side up *
- Insulation covers: Air/vapor retarder present

Comments: No additional comments.

*Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. * Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed. **

--- End of Category INTERIOR-2 ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

57. Floor

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan (2) [] Not functional (2) [] Common cracks * [] Major cracks (1) [] Surface raised *
 [] Surface settled * [] Trip hazard (5) [] Not fully visible * [] Covered with flammable material * (5)

Comments: No additional comments.

58. Firewall/Ceiling

Appears Serviceable

[] Deterioration / Damage (2) (5)

[] Near end of lifespan (2) [] Not functional (2) (4) [] Stains appear: [] Attic ladder breaches firewall:

Comments: No additional comments.

59a. Ventilation

Appears Serviceable

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [] Window not operational * [] Screens damaged / missing *

Comments: No additional comments.

60a. Door to Living Space**Safety Hazard**

[X] Type:Hollow Core (not-fire resistant) (5)

[] Deterioration / Damage * [] Near end of lifespan * [] Not functional (5)
 [] Pet door interrupts integrity of fire door (2) (4) [X] Self-closer operational:missing [] Self-latching:
 [] Door lacks threshold / weatherstrip * (5)

Comments: **SAFETY HAZARD: The garage door is not a properly rated fire door with self-closing device, creating a safety concern.**
Recommend a licensed and bonded contractor install a properly rated fire door to meet today's fire safety standards.

61a. Exterior Door

N/A

62a. Vehicle Door

Appears Serviceable

[X] Type:roll up [] Deterioration / Damage (2)

[] Near end of lifespan (2) [] Not functional (2) [] Deteriorated wood at door jambs (2) (3)
 [] Tension rods loose / missing * [] Door warped * [] Door difficult to operate (2) [] Door out of balance (2) (4)
 [] Hinges loose / damaged (2) (4) [] Safety springs installed [] No safety-type springs installed (2) (4)
 [] Broken spring / safety wire (2) (4) [] Rollers / track damaged (2) [] Door(s) locked, couldn't test *

Comments: No additional comments.

63a. Automatic Opener

N/A

[] Deteriorated / Damaged * (5)

[] Near end of lifespan * (5) [] Not functional * (5) [] Number of units: [] Unit(s) poorly secured *
 [] Unit(s) disconnected - not inspected *+ [] Service recommended * [] Makes unusual noise when operated *
 [] Automatic reverse operated [] Automatic reverse not inspected * [] Electronic sensors present
 [] Electronic sensors appear serviceable

64a. Electrical

Repairs Recommended

[] Deterioration / Damage (2) (4)

[X] Near end of lifespan (2) (4) [] Not functional (2) (4) [] Not fully visible [] Improper wiring (2) (4)
 [X] Exposed wiring subject to damage * (4) [] Extension cords used as permanent wiring (2) (4) [] Open splices (2) (4)
 [] Junction boxes missing covers * (4) [X] GFCI recommended (2) (4) [] GFCI defective (2) (4)
 [X] Some outlets not accessible * [] Cover plates missing * (4) [] Outlets not functional (2)

Comments: See recommendations under Electrical Wiring section

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:
- | | |
|--|---|
| (1) Recommend evaluation by a structural engineer/geo-technical engineer | (4) This item is a safety hazard - correction is needed |
| (2) Recommended evaluation and repairs by a licensed contractor | (5) Upgrades are recommended for safety enhancement |
| (3) Refer to qualified termite report for further information | * This item warrants attention/repair or monitoring |

65a. Comments

N/A

[X] Stored items blocked view / access to garage, unable to fully inspect. *

Comments:

Notice: Determining the rating of fire walls is beyond the scope of this inspection.

--- End of Category GARAGE ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66a. Kitchen Sink(s)

Appears Serviceable

 Deterioration / Damage *

- Near end of lifespan * Not functional (2) Dishes blocked access to sink - could not inspect * Minor wear
 Heavy wear * Slow draining * Faucet appears serviceable Faucet is: Defective spray wand (2)
 Hot / cold reversed * (4) Plumbing under sink appears serviceable Plumbing under sink is: Leaks at:
 Improper piping (2) Moisture stains below sink * (3) Moisture damage below sink (2) (3)
 Unable to access - not inspected

Comments: DISCLAIMER: the cabinet underneath the sink was filled with the occupant's possessions, limiting the view of the inspection.

67. Kitchen (general)

Appears Serviceable

 Counter type:laminatae Damaged / Deteriorated *

- Near end of lifespan * Not functional * Cabinets appear serviceable Counters appear serviceable
 Floors appear serviceable

Comments: No additional comments.

68. Disposal

N/A

69. Range/Cooktop

Appears Serviceable

 Number of ovens:1 Fuel type:electric

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) No inspection - utilities off * +
 Burner(s) not functional * Oven door appears serviceable Door damaged (2)
 Door does not close properly (2) Cracked glass (2) Door gasket:appears serviceable
 Clock / timer not tested Separate cooktop: Burner / element not functional * Gas shut-off valve(s):
 Ventilation hood:not applicable Ventilation fan filter:

Comments: No additional comments.

*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved.**

70. Dishwasher

N/A

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. **

71. Special Features

N/A

*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. **

--- End of Category KITCHEN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72. Toilet

Repairs Recommended

[] Deterioration / Damage *

[] Near end of lifespan * [] Not functional * [X] Toilet is loose on floor * (3) [] Tank is loose *
 [X] Recommend new wax seal * [] Cracked: [] Water runs continuously * [] Rust / corrosion at:
 [] Does not flush properly *

Comments: ADDITIONAL INVASIVE INSPECTION/POTENTIAL MAJOR REPAIR: The toilet is loose at the floor, creating a condition for potential moisture leak. The inspector tested the area around the floor with a Protimeter Moisture meter and found the moisture content to be as high as 99.9% at the area between the tub and the toilet. the normal moisture content should be under 20%. Recommend a licensed and bonded plumber pull the toilet, further inspect for moisture damage to the subfloor, etc., make any repairs deemed necessary, replace the wax ring, and properly secure the toilet to the floor.

73. Sink

Repairs Recommended

[] Deterioratoin / Damage *

[] Near end of lifespan * [] Not functional * [] Faucet appears serviceable [] Faucet is:
 [] Hot / cold reversed * (4) [] Plumbing under sink appears serviceable [X] Plumbing under sink is: Disconnected
 [] Leaks at: [] Improper plumbing (2) [] Moisture stains below sink * (3) [] Moisture damage below sink (2) (3)
 [] Unable to access - not inspected * [X] Counter & Cabinet appear serviceable [] Counter is: [] Cabinet is:
 [] Grout / caulking needed *

Comments: MINOR REPAIRS: The inspector was unable to test the sink. The waste pipe is missing underneath the sink. Recommend a licensed and bonded plumber repair the bathroom sink.

74. Vent/Heat**Safety Hazard**

[] Exhaust fan: [] Ventilation: [] Window:

[] Moisture damage at window (2) (3)

Comments: SAFETY HAZARD; The glass in the window of the shower enclosure is not tempered glass, creating a safety hazard. Recommend a licensed and bonded window contractor replace the bathroom window with a window rated for use in such location.

75. Bathtub

Appears Serviceable

[] Damaged / Deteriorated (2) (3)

[] Near end of lifespan (2) (3) [] Not functional (2) [X] Faucet appears serviceable [] Faucet is:
 [] Hot / cold reversed (2) (4) [X] Drain appears serviceable [] Drain is: [] Moisture damage on walls (2) (3)
 [] Moisture damage on floor (2) (3) [] Hydromassage style tub: [] Hydromassage tub pump accessible
 [] Hydromassage tub GFCI protected

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

76. Shower

Repairs Recommended

[] Deterioration / Damage (2) (3)

- [] Near end of lifespan (2) (3) [] Not functional (2) [X] Water valve & shower head appear serviceable
 [] Water valve is: [] Shower head is: [] Hot / cold reversed (2) (4) [] Shower diverter is:
 [] Low water volume (2) [X] Drain appears serviceable [] Drain is: [X] Moisture damaged walls (2) (3)
 [] Moisture damaged floor (2) (3) [] Damaged tile (2) (3) [] Deteriorated grout (2) (3)
 [] Enclosure appears serviceable [X] No enclosure - shower curtain [] Glass does not appear to be tempered (2) (4)
 [] Unable to determine if glass is tempered (2) (4) [] Enclosure is: [X] Enclosure needs repairs *

Comments: MAJOR REPAIR/ADDITIONAL INSPECTION: the shower enclosure appears unprofessionally installed. The panels are sealed with a major amount of caulk. The inspector observed severe moisture damage underneath the bathtub in the crawlspace. The shower enclosure appears to be failed. Recommend a licensed and bonded contractor remove and replace the shower enclosure and further inspect for moisture damage inside the wall and floor cavities and repair and moisture damage to the framing of the walls, subfloor, floor joists, rim joists as needed.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. **

--- End of Category BATHROOM ---

Client: Happy Client
Date: 3/18/2009

Property: 1234 156th Lane NE
Sunny, WA 98000

BATHROOM



73-1. Sink

Missing waste pipe underneath the bathroom sink

EXTERIOR



09-1. Exterior Walls

Deteriorated brick mortar and loose bricks in the front brick facade



14-1. Gutters & Downspout

Downspout diverts water into driveway and garage



14-2. Gutters & Downspout

Original wooden gutters rotted on North side

FOUNDATION



17ba-1. Floor Structure

Severe wood rot underneath the bathtub in the crawlspace



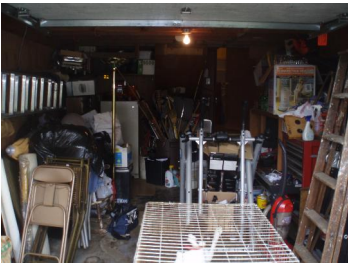
17ba-2. Floor Structure

Severe wood rot underneath the bathtub in the crawlspace

Client: Happy Client
Date: 3/18/2009

Property: 1234 156th Lane NE
Sunny, WA 98000

GARAGE



65a-1. Comments

The occupant's possessions limit the view of the garage inspection

HEATING



33-1. Distribution

Disconnected ductwork in the crawlspace, ductwork missing insulation

INTERIOR



50-1. Ceilings

Moisture damage and temporary repair to ceiling in NW bedroom

Client: Happy Client
Date: 3/18/2009

Property: 1234 156th Lane NE
Sunny, WA 98000

INTERIOR-2



56-1. Attic General

General photo of the attic space

56-2. Attic General

General photo of the attic space

PLUMBING



23-1. Main Line

The main line is copper with a water pressure regulator installed

Client: Happy Client
Date: 03/18/09

Property: 1234 156th Lane NE
Sunny, WA 98000

GROUND

Sidewalks -- Safety Hazard

SAFETY HAZARD: Surface raised or settled on the front entry sidewalk, creating a trip hazard. Recommend a licensed and bonded contractor repair the sidewalk.

Decks/Porch -- Repairs Recommended

MINOR REPAIR: the South side entrance concrete porch landing is settled away from the house. The flashing is missing at the porch/siding connection, creating an access point for moisture to penetrate behind the concrete porch. Recommend a licensed and bonded contractor flashing the porch siding connection as needed.

EXTERIOR

Exterior Walls -- Repairs Recommended

MAJOR DEFERRED MAINTENANCE: The paint is peeling, weathered and aged in numerous locations, most evident on the South and West sides of the house. Recommend a licensed and bonded painting contractor properly prepare the exterior surfaces and paint the house. The front of the house has a brick facade on the lower portion of the siding. The mortar in the brick is deteriorated, loose and missing on the first row of bricks. Numerous bricks are loose. Recommend a licensed and bonded brick mason tuckpoint the brick facade as needed.

Trim -- Repairs Recommended

DEFERRED MAINTENANCE: The wood trim paint is weathered, aging, peeling and flaking in numerous locations. Recommend a licensed and bonded painting contractor properly prepare the exterior surfaces and paint the wood trim as needed.

Chimney(s) -- Repairs Recommended

MINOR REPAIR: The chimney brick mortar is deteriorated and easily crumbles. Recommend a licensed and

Client: Happy Client

Property: 1234 156th Lane NE

Date: 03/18/09

Sunny, WA 98000

bonded mason tuckpoint the chimney brick mortar as needed. SAFETY HAZARD: The raincap/spark arrestor missing on the top of the chimney flues. Recommend a qualified professional install raincap/spark arrestor.

EXTERIOR

Gutters & Downspouts -- Repairs Recommended

MINOR REPAIRS: The gutter and downspout system on the North side of the house appears to be the original wood gutter and galvanized metal gutter system. The system appears beyond the expected lifespan. The gutters are wood rotted and the downspout is disconnected from the gutter and leaks. The downspouts divert roof water run off next to the garage entrance, creating a condition for potential moisture intrusion into the garage and moisture damage, see pictures. Recommend a licensed and bonded gutter contractor replace the original wood gutter and galvanized metal downspout on the North side of the house. route the downspouts at least six feet away from the foundation of the house. DISCLAIMER: The downspouts divert roof water run off into a subsurface drain system. Subsurface drain systems are beyond the scope of a home inspection and are excluded from the report.

FOUNDATION

Grading -- Repairs Recommended

DEFERRED MAINTENANCE/WOOD DESTROYING ORGANISMS: The vegetation is in contact with the numerous locations, most notably on the Northwest of the building. This creates a condition conducive for Wood Destroying Organisms. Recommend a qualified professional trim the vegetation away from the building.

Crawlspace -- Repairs Recommended

MINOR REPAIRS: the inspector observed evidence of treatment for rodents. There are exitless rodent traps around the outside of the home and just inside the entrance to the crawlspace. The inspector observed a major amount of rodent feces contaminating the vapor barrier in the crawlspace. The vapor barrier was dissheveled and/or missing in numerous locations in the crawlspace. Recommend a licensed and bonded contractor remove and replace the vapor barrier.

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FOUNDATION**Floor Structure -- Repairs Recommended**

MAJOR REPAIRS/ADDITIONAL INSPECTIONS: The inspector observed severe moisture damage to the s underneath the bathtub, see pictures. The area encompasses an approximately 3x4 foot area. Also, see notes about shower enclosure in the Bathroom section. Recommend a licensed and bonded contractor further inspect the inside of the shower enclosure for further moisture damage to the wall framing and make all repairs deemed necessary.

Floor Structure -- Safety Hazard

Floor structure appears serviceable.

ROOF**Exposed Flashings -- Repairs Recommended**

MINOR REPAIRS: the electrical service masthead and Type B flue vent pipe are improperly flashed, the connections to the roof are tarred, not metal flashed, expect roof leaks at the locations. Recommend a licensed and bonded roofing contractor properly flash the roof penetrations.

HEATING**Distribution -- Repairs Recommended**

MINOR REPAIRS/ENERGY EFFICIENCY: a run of the ductwork is disconnected in the crawlspace, see pic The insulation is missing and/or contaminated by rodent feces on the ductwork. Recommend a licensed and bonded heating contractor repair all disconnected ductwork, seal any duct leaks and install insulation to meet today's energy efficiency standards.

ELECTRICAL**Main Panel -- Safety Hazard**

MAJOR REPAIRS: the electrical panel appears to be the original panel to the house. The electrical panel appears beyond its expected lifespan. There were more than six breakers to shut off entire electrical system. A breaker on the right side of the busbar is double tapped, two circuits into one breaker, creating a safety hazard. Recommend a licensed and bonded electrician replace the electrical panel to

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meet today's electrical standards.

ELECTRICAL

Panel Notes -- Safety Hazard

See recommendations under Main Panel Section

Wiring Notes -- Repairs Recommended

The outlets in the kitchen and garage are not GFCI protected. A three prong outlet in the kitchen is not properly grounded. The laundry room washing machine outlet is not ground, the original two wire outlet. The garage electrical wiring is not enclosed in a protective conduit, creating a safety hazard. The wiring is exposed and subject to damage. The electrical wiring underneath the back patio cover is not rated for exterior use and is not enclosed in a protective conduit. The wiring is exposed and subject to damage. The electrical wiring is the original two wire electrical system, the outlets through out the house are not grounded, with exception of the bathroom outlet. The house is considered underwired for today's electrical standard. There are fewer breakers at the main panel, branch wire circuits and electrical outlets in the house than today's electrical standards. The electrical wiring is beyond its expected lifespan. SAFETY HAZARD RECOMMENDATION: Recommend a licensed and bonded electrician ground the kitchen, laundry room washer, and garage outlets. Install GFCI outlet protection at all applicable locations. Expect to update the electrical wiring throughout the house.

INTERIOR

Windows -- Repairs Recommended

MINOR REPAIR: The window glazing is cracked and deteriorated on numerous windows. Recommend a qual contractor reglaze the windows as needed.

Ceilings -- Repairs Recommended

MINOR REPAIR: the ceiling in the Northwest bedroom appears to have a hole due to past moisture damage. The area is temporarily repaired with piece of black plastic stapled to the ceiling and grey duct tape, see pictures. The area was dry at the time of the inspection. Recommend a licensed and bonded contractor repair the hole/damage to the ceiling.

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GARAGE

Door to Living Space -- Safety Hazard

SAFETY HAZARD: The garage door is not a properly rated fire door with self-closing device, creating a safety concern. Recommend a licensed and bonded contractor install a properly rated fire door to meet today's fire safety standards.

Electrical -- Repairs Recommended

See recommendations under Electrical Wiring section

BATHROOM

Toilet -- Repairs Recommended

ADDITIONAL INVASIVE INSPECTION/POTENTIAL MAJOR REPAIR: The toilet is loose at the floor, creating a condition for potential moisture leak. The inspector tested the area around the floor with a Protimeter Moisture meter and found the moisture content to be as high as 99.9% at the area between the tub and the toilet. The normal moisture content should be under 20%. Recommend a licensed and bonded plumber pull the toilet, further inspect for moisture damage to the subfloor, etc., make any repairs deemed necessary, replace the wax ring, and properly secure the toilet to the floor.

Sink -- Repairs Recommended

MINOR REPAIRS: The inspector was unable to test the sink. The waste pipe is missing underneath the sink. Recommend a licensed and bonded plumber repair the bathroom sink.

Vent/Heat -- Safety Hazard

SAFETY HAZARD; The glass in the window of the shower enclosure is not tempered glass, creating a safety hazard. Recommend a licensed and bonded window contractor replace the bathroom window with a window rated for use in such location.

Shower -- Repairs Recommended

MAJOR REPAIR/ADDITIONAL INSPECTION: the shower enclosure appears unprofessionally installed. The doors are sealed with a major amount of caulk. The inspector observed severe moisture damage underneath the

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bathtub in the crawlspace. The shower enclosure appears to be failed. Recommend a licensed and bonded contractor remove and replace the shower enclosure and further inspect for moisture damage inside the wall and floor cavities and repair and moisture damage to the framing of the walls, subfloor, floor joists, rim joists as needed.