DH Home Inspection

1399 Bradley Meadows Lane Lynden WA 98264
Tel: 360-201-4156 : Owner
dhhomeinspect@hotmail.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR: [redacted]

INSPECTION ADDRESS

[redacted], Ferndale, WA

INSPECTION DATE

10/18/2015 9:30 am to 12:30 pm

GENERAL INFORMATION

Inspection Address: [redacted], Ferndale, WA
Inspection Date: 10/18/2015 Time: 9:30 am to 12:30 pm
Weather: Partly Cloudy - Temperature at time of inspection: 60-70 Degrees

Inspected by: Dan Hicks

Client Information: Grant Ferry
Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: No
Number of Stories: One

Structure Style: rambler

Structure Orientation: West

Estimated Year Built: 1969
Unofficial Sq.Ft.: 1038

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of [DH Home Inspection] and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of DH Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the American Society of Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Grant Ferry

SCOPE OF WORK

You have contracted with DH Home Inspection to perform a generalist inspection in accordance with the standards of practice established by The American Society of Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products

is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Landscaping Observations

Informational Conditions

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Neglected Property Disclaimer

Informational Conditions

The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

Grading & Drainage

General Comments & Description

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but we did not see any evidence of moisture threatening the living space.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with wooden siding.
The house walls are finished with cedar beveled siding.

House Wall Finish Observations

Informational Conditions

The paint on the wood siding is peeling and requires maintaining. The house exterior paint is peeling all around.
The house may have lead based paint which will require care in removing.

Exterior Components

General Comments & Description

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

Numerous fractures were observed in the concrete driveway
The gravel driveway could use some resurfacing gravel to fill in some voids and low spots
The lower portion of the driveway is covered with weeds.

Walkways

Components and Conditions Needing Service

The walkways are variously damaged and should be repaired or replaced.

Fences & Gates

Informational Conditions

The fences and gates are serviceable, but have damage commensurate with their age.

Fascia & Trim

Informational Conditions

Some of the barge board or facia has wood decay that should be repaired.
Some of the facia at the front of the house exhibits wood decay that will require replacement.

Exterior Wooden Doors

Informational Conditions

The entry door has a large glass that may not be tempered or safety glass
The rear exterior door has glass that is not tempered or safety glass.
One of the exterior doors is delaminating and should be repaired or replaced.
The rear exterior door is badly damaged and will require replacing.

Windows

Informational Conditions

In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

Components and Conditions Needing Service
There is a broken window pane in the main bathroom, which should be repaired.
There is a window pane with a broken hermetic seal at the southeast bedroom, which should be replaced.

Screens
Informational Conditions
Many of the window screens are damaged, and you may wish to have them repaired.

Outlets
Informational Conditions
All of the exterior outlets should be upgraded to have ground fault protection.

Lights
Informational Conditions
The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Evaluation of Hard Surfaces
Informational Conditions
The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks have cracks that are indicative of soil or structural movement. We can elaborate on this, but we are not specialists and, therefore, you may wish to have a specialist evaluate.

The foundation on the south side exhibits a crack that would be considered significant. Another smaller less significant crack was observed on the west side of the foundation.

Settling has occurred in the crawlspace at an interior footing. Significant wall cracks and floor settling can be seen at the wall (and opening) running between the kitchen and the living room. This condition should be further evaluated by a specialist.

Some ground settlement has occurred which is evident at the interior kitchen/living room wall. A sagging floor and a break in the drywall on each side of the wall suggests structural settling below. A supporting concrete footing below appears to have settled.

Structural Elements

Identification of Wall Structure
Informational Conditions
The walls are conventionally framed with wooden studs.
Identification of Floor Structure
Informational Conditions
The floor structure includes posts and beams and tongue and groove 2x6 wood decking
Identification of Ceiling Structure
Informational Conditions
The ceiling structure consists of engineered joists that are part of a prefabricated truss system.
Identification of Roof Structure
Informational Conditions
The roof structure consists of a prefabricated truss system.

Raised Foundation

General Comments & Description
Informational Conditions
This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.
Description of Foundation Type
Informational Conditions
The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.
Method of Evaluation
Informational Conditions
We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.
Crawlspace Observations
Informational Conditions
The crawlspace has some footing form boards. There are footing form boards in place around the perimeter of the crawlspace. The wood in contact with the soil should be removed. The wood footing boards in contact with the soil or laying around in the crawlspace are conducive of attack or infestation by decay, ants or termites. All left over footing boards and cellulose debris lying around in the crawlspace should be removed.
Standing water was observed in the crawlspace.
Foundation or Stem Walls
Informational Conditions
The foundation bolts are obscured by the floor sheathing. However, given the type of the foundation and the age of the structure, the bolts can logically be assumed to be present.

Intermediate Floor Framing
Informational Conditions
At different locations along the floor girders, the lower supports have settled
The interior support footing at the east end of the crawlspace appears to have settled, causing the floor in that area to settle, as well.
Ventilation
Components and Conditions Needing Service
The crawlspace is not adequately ventilated, which is allowing condensation to form. This will accelerate the deterioration of the framing, and generally contribute to unhealthy conditions. The termite inspector should comment on this issue, but this condition should be further evaluated by a specialist.
Floor Insulation
Informational Conditions
Some pieces of insulation are hanging or have fallen from between the floor joists. This does not have any serious consequences, but you may wish to have it serviced.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments & Description
Informational Conditions
There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.
Method of Evaluation
Informational Conditions
We evaluated the roof and its components by walking on its surface.

Estimated Age
Informational Conditions
The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.
Roofing Material
Informational Conditions
The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.
Flashings
Informational Conditions
The roof flashings are in acceptable condition.
Gutters & Drainage
Components and Conditions Needing Service
The gutters need to be cleaned and serviced to drain properly.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

General Lined Masonry Comments
Informational Conditions
The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.
Common Observations
Informational Conditions
The chimney mortar joints in the attic are in deterioration and should be repaired by a specialist.
The upper exterior chimney exhibits loose brick and deteriorating mortar joints which will require repair.
Crown or Termination Cap
Components and Conditions Needing Service
The crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.
Chimney Flashings
Informational Conditions
The chimney flashings are in acceptable condition.
Damper
Informational Conditions
There is no damper to prevent energy from being lost up the chimney, and you should consider having one installed.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

The main water shut-off valve is located at the front of the residence.
The water has been shut off to the residence.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and

freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The service entrance, mast weather head, and cleat are in acceptable condition.

Size and Location

Informational Conditions

The residence is served by a 200 amp, 240 volt panel, located inside the garage.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The interior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.
The residence is wired predominantly with a modern vinyl conduit known as Romex.
The Aluminum conductors should have de-ox applied.

Circuit Breakers

Functional Components and Conditions

There are no Ground Fault or Arc Fault breakers which are recommended.

Informational Conditions

There are no visible deficiencies with the circuit breakers.
Circuit Breakers over 30 years old should be replaced.

Grounding

Informational Conditions

The panel is grounded to a driven rod.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include

any form of warranty or guarantee.

Baseboard Heaters

Age & Location
Informational Conditions
Heat is provided by a system of baseboard heaters that are assumed to be the same age as the residence.
Baseboard Heater
Components and Conditions Needing Service
The baseboard heaters did not respond to the thermostat, and should be serviced.
Thermostats
Components and Conditions Needing Service
The thermostat is out of calibration, and should be repaired or replaced.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.

Living Room

Flooring
Informational Conditions
The floor has no significant defects.
Components and Conditions Needing Service
The floor is out of level at the kitchen end. We can elaborate, but this condition should be evaluated by a structural engineer or a foundation contractor.
Walls & Ceiling
Informational Conditions
The walls have stress fractures, which have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not

repaired correctly.
The pop corn ceiling may contain asbestos.
Dual-Glazed Windows
Functional Components and Conditions
The window is functional.
Lights
Functional Components and Conditions
The lights are functional.

Dining Room
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The pop corn ceilings may contain asbestos.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen
Flooring
Informational Conditions
The floor seams are lifting, due to moisture penetration or poor workmanship.
Walls & Ceiling
Informational Conditions
The walls exhibit some stress fractures
The kitchen west wall exhibits some stress fractures due to the floor settling.
Dual-Glazed Windows
Functional Components and Conditions
The window is functional.
Cabinets
Functional Components and Conditions
The cabinets are functional, and do not have any significant damage.

Electric Range
Functional Components and Conditions
The electric range is functional, but was neither calibrated nor tested for its performance.
Exhaust Fan or Downdraft
Components and Conditions Needing Service
The exhaust fan does not respond to the control switch, and should be serviced.
Lights
Informational Conditions
The light is functional.
Outlets
Components and Conditions Needing Service
All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Access Location & General Condition
Informational Conditions
The attic can be accessed through a hatch in the hallway ceiling.
Method of Evaluation
Informational Conditions
We evaluated the attic by direct access.
Framing
Informational Conditions
The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.
Ventilation
Components and Conditions Needing Service
Ventilation is limited, and could be improved. Therefore, we recommend that you have a second opinion from a licensed contractor.
Electrical
Components and Conditions Needing Service
An electrical connection has been incorrectly made outside of a junction box, at the access location, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arching or sparking within the box.
Plumbing Vents
Informational Conditions
The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts
Informational Conditions
The visible portions of the exhaust ducts are functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1st Guest Bedroom

Location
Informational Conditions
The first guest bedroom is located at the southwest corner of the house.
Doors
Informational Conditions
The door is not functional. The door passage set was installed backwards. requires repair.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
The ceilings have the popcorn texture which, considering the age may contain asbestos. You may want to have a sample tested.
Dual-Glazed Windows
Informational Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights in the bedroom are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Components and Conditions Needing Service
There is no smoke detector, which is mandated in this jurisdiction and should be installed.

2nd Guest Bedroom

Location
Informational Conditions
The second guest bedroom is the center bedroom.
Doors
Components and Conditions Needing Service
The door rubs, and needs to be serviced to work smoothly.

Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
The ceiling has a popcorn texture, which considering the age may contain asbestos that you may want to have tested
Dual-Glazed Windows
Informational Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Components and Conditions Needing Service
There is no smoke detector, which is mandated in this jurisdiction and should be installed.

3rd Guest Bedroom

Location
Informational Conditions
The third guest bedroom is located lower southwest corner of the house.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
The ceiling has pop corn texture whereas considering its age may contain asbestos.
Dual-Glazed Windows
Components and Conditions Needing Service
A window has a broken hermetic seal and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.
Closets
Components and Conditions Needing Service
The closet door needs typical hardware service.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.

Smoke Detector
Components and Conditions Needing Service
There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Powder Room

Size and Location
Informational Conditions
The powder room is located ___.
Powder Room comments
Functional Components and Conditions
The water had been shut down therefore the powder room was not inspected.

Main Hallway Bathroom

Doors
Informational Conditions
The bathroom door is damaged. The bathroom door would not close.
Dual-Glazed Windows
Informational Conditions
The window within the tub shower surround has a broken pane and will need to be replaced with a tempered window.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Informational Conditions
The outlets should be upgraded to have ground-fault protection.
Bathroom Comments
Informational Conditions
Bathroom Comment: Because the water was shut down at this time, the bathroom was not inspected. The water should be turned on so the plumbing and fixtures can be inspected.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Doors
Functional Components and Conditions
The exterior door is badly damaged and should be replaced.
Informational Conditions
The exterior door has a glass pane that is not tempered
Flooring
Informational Conditions
The floor seams are lifting, due to moisture penetration or poor workmanship.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of effloresence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single-Car Garage

Slab Floor
Functional Components and Conditions
The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.
Walls & Ceiling
Informational Conditions
The walls are sheathed and in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The window is functional.
Entry Door Into the House
Components and Conditions Needing Service
The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced.
Garage Door & Hardware
Functional Components and Conditions
The garage door and its hardware are functional.
Automatic Opener
Functional Components and Conditions
The garage door opener is functional.
Lights
Functional Components and Conditions
The lights are functional, and do not need service at this time.
Outlets
Components and Conditions Needing Service

The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

AFFILIATIONS AND CERTIFICATIONS

ICBO Certified Building Inspector # _____
ICBO Certified Mechanical Inspector # _____
ICBO Certified Combination Dwelling Inspector # _____
IAPMO Certified Mechanical Inspector #_____
Washington State Home Inspector License #344
Structural Pest Inspector License #_WSDA #63960
ASHI Certified Building Inspector #_211565

Inspector Dan Hicks

REPORT CONCLUSION

[redacted], Ferndale, WA

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: [redacted], Ferndale, WA
Inspection Date/Time: 10/18/2015 9:30 am to 12:30 pm

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