



**REPORT NUMBER: 07100901093 : DATE: 01/07/2012**



## Home Inspection

SUMMARY REPORT FOR:

XXXXXXXXXXXXXX

@ XXXXXXXXXXXXXXXXXXXX, WASHINGTON

**ON: 7th January 2012 - FEE PAID \$349.00**



The scope of this report is written in accordance with:- The Washington State Legislature WAC 308-408C Standards Of Practice. The report though is limited in scope and defined as a summary in the agreed home inspection agreement.

### SUMMARY

- 1) The roof is a 30 year style architectural asphalt shingle. Unfortunately it as been pressure washed in the past and some minor damage has been caused as can be seen from wand marks in the material piercing through the top layer. Also some shingles have come unglued and therefore some bitumastic application may be beneficial for both items.



- 2) The rear single door off the living room is not hung correctly and scraps along the threshold and needs some adjustment. Recommend appropriate evaluation and repair as necessary.



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- 3) The hall bathroom shower door/frame has been letting water by and dripping onto the vinyl and into the sub floor and some minor damage is present. Recommend appropriate repairs as necessary.



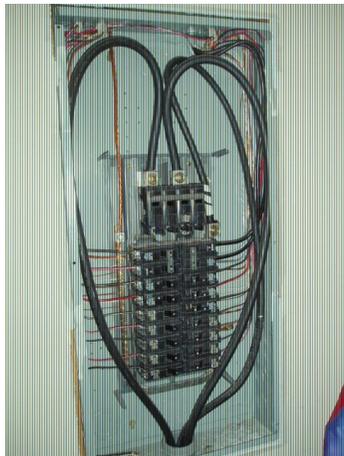
- 4) The washing machine has badly gouged the vinyl floor and needs repair or replacement.



- 5) The cold water main in the crawlspace has a minor leak on a glued joint and repair is required. Recommend the same. The mains shut off valve was not noted and advise from the seller as to its location should be sought.



- 6) In the crawlspace a grounding wire was found left un earthed to grounding. This could potentially be the main electrical panel ground wire and therefore needs to be checked/tested by a qualified electrician to substantiate and make safe or remove appropriately. Recommend the same.



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- 7) Access around the crawlspace is not to code and requires cripple stud alterations and ducts undermined to give appropriate access for inspection/repairs. Recommend the same.
- 8) The furnace was run up and seemed to operate appropriately but it is recommended that the system be checked/repaired by a qualified engineer prior to the close of escrow with particular attention to the heat exchanger. The hot water heater was noted to be original and may require replacement at any time.



- 9) One exhaust duct has fallen off its roof cap in the attic and needs to be re-attached.
- 10) Some minor ground water entry into the crawlspace was noted near the back door area. Some wood scraps were also noted which should be cleared and some insulation on the floor also. Some areas of bare ground may want additional vapor barrier.



- 11) Some drywall tape was noted to be coming adrift and a door has a small hole in it.
- 12) The drive way may be prone to flooding in heavy rains!

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in this report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the close of escrow is recommended so properly licensed professionals can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection.

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