



REPORT NUMBER: ICN9243AR001 : 19090901081

DATE: 09/19/2009

HOME INSPECTION REPORT FOR:

XXXXXXXXXXXXXXXX

@ XXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXX, WASHINGTON

ON: 19th September 2009 - **FEE PAID \$379.00**

The scope of this report is written in accordance with:-

- A) The Washington State Legislature WAC 308-408C Standards Of Practice
- B) Wood Destroying Organism Inspection Standards of the Washington State Pest Control Association, in accordance with Washington Administrative Code 16-228-2005 through 2045. WAC 16-228-2045 Requires that a diagram be prepared for WDO inspection reports. A copy is available upon request.

STRUCTURE/EXTERIOR

The home was built in 2002 using a concrete foundation and timber framing/sub-structure. The siding is a composite material, 2nd generation probably made by Louisiana Pacific. The roofing material is a 20 year style 3 tab asphalt shingle.

- 1) Vegetation close to the house should be kept back to help keep prolonged moisture off the siding. Where it is close to the gas fire flue vent it is a FIRE HAZARD and must be cleared. Some Verdi Gris on the northern elevation was noted. We assume that the home has not been painted since new and advise from the seller should be sought. Some caulking is starting to fail and exposed edges can be seen. Butt joints are exposed. Drip edges have some minor fraying. Some earth to wood contact needs remedy. Minor damage may be present. Some exposed nails have rusty heads. Recommend appropriate sealing, caulking and painting in due course so as to help prolong the life span of the material.



- 2) The deck ledger is not exposed and it is not known if lagging bolts are in use or metal flashing installed.
- 3) Some roof rake drip edge timbers are starting to degenerate due to rain water and some maintenance repairs are recommended.

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- 4) A tree close to the house may be a cause for concern and obviously drops debris and creates moss on the roof.



ROOF

The roofing materials tend to last between 16-24 years depending upon various factors. Ventilation is provided by soffit and roof cap vents also gable end grilles. The roof was wet at the time of the inspection and therefore was not traversed and only viewed from the ground and a step ladder.

- 5) The roofing material can be seen to be lifting in one or two places with edges starting to curl also and some minor repairs may be warranted. Certainly moss is evident which should be cleaned off very gently.



- 6) Gutters need cleaning and should be disconnected from drainage pipes prior to this work to prevent clogging.



- 7) In the attic the non ventilated rafter bays on the eastern elevation can be seen to have slightly darker roof sheathing in the lower 1-2 feet of the said bays. This may indicate that moisture forms during wet weather and may slowly degenerate the sheathing materials as they get older. Recommend monitoring and if necessary ventilating each bay as appropriate.



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PLUMBING

The plumbing pipes are all hidden with in the structure and therefore their materials could not be determined. Typically of this period though, copper supplies and plastic wastes are used. The hot water heater was noted to have a TPR valve and the generally accepted safe water temperature for hot water is 120degrees.

- 8) Some leakage was noted around one shower threaded joint which needs attention but also another tub spout leaked when in the shower mode which needs to be fixed.



- 9) A vanity sink stopper is not working and two vanity sinks had some slow drainage and some blockage may need remedying. One sink has a minor abrasion of its enamel.



- 10) The hot water heater is gas fired and is now 7 years old and may require repair or replacement at any time. Corrosion around a galvanised nipple was noted and no dialectic fitting is used and repair may be warranted.

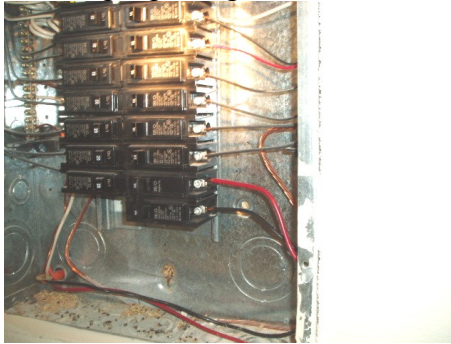


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ELECTRICAL

The main electrical panel is mounted on a basement wall and is served from underground supplies of 200 amps, 120 volts.

- 11) Arc fault circuit interrupters are fitted for the bedroom circuits and seemed to operate appropriately. Ground fault circuit interrupters on outlets in wet areas also. The main panel did have one loose wire which was tightened under its terminal. It was on a 30 amp breaker and not marked and has been installed since installation and advise from the seller should be sought. Several outlets were checked for their polarity and grounding and proved satisfactory. Recommend checking/repairing all outlets once the home is vacant.



- 12) Air scent plug ins were noted in the home and are causing some staining. Some of these makes have also been re-called. Recommend removal and clean up as appropriate.



HEATING/AIRCONDITIONING

The furnace is gas fired with an integral cooling coil served by an external condenser. We assume it was installed as is when the home was built.

- 13) Cooling and heating were monitored during the inspection and seemed to be operational with appropriate temperature differentials. Recommend that the system be fully evaluated and repaired if necessary by an appropriate HVAC contractor prior to the close of escrow to ensure against any inherent defects especially heat exchanger cracks.



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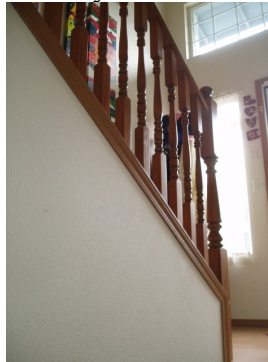
- 14) The external pipe insulation is starting to break down and may want replacement in due course. A pipe protrusion on the main cabinet needs sealing as air is escaping.

GENERAL

- 15) The windows were noted not to have any wooden sills installed and their finish is poor.



- 16) The staircase main post is a little wobbly/loose and some repair may be warranted.



- 17) An exterior exhaust vent grill is stuck shut and wants opening. The dryer duct should be cleaned of lint to prevent a possible fire hazard.
- 18) The gas fire may want to be checked/repared at the same time as the furnace. Recommend the same.
- 19) Stair lights may need new bulbs or some repair.
- 20) A full inspection of all areas was not possible due to the amount of stored items and furnishings etc.

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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