HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.

FAST

TRUSTED

ACCURATE

HomeTeam INSPECTION SERVICE

FAST TRUSTED ACCURATE

Dear Bill Sample,

On Monday, February 18, 2019 The HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Tacoma, WA 55555. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (253) 777-5848. Thank you for choosing HomeTeam.

Sincerely,

Jason Geris license #2316
HomeTeam Inspection Service
Washington State Home Inspector Licenses #2316

SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

Safety Concerns

1. Multiple receptacles have hot and neutral wires reversed. This is a safety concern and should be repaired wand further assessed by a licensed electrician. Please note that we only test outlets that are visible and readily accessible at the time of the inspection. Wired in this configuration, GFCI are not providing protection
2. Hearth extension not present or visible. Recommend removal of decorative flooring and hearth extension installed if wood-burning is intended.
3. The venting system from the water heater to the exterior of the structure is inadequate and requires repair.
4. Areas of the driveway have settled. This condition indicates a possible void under the driveway. Driveway settling has led to potential tripping hazards. The areas should be monitored and repaired as needed.
5. An open knockout was observed in the electric service panel.
6. Multiple sharp objects sticking out of the ground around the perimeter of the house.

Exterior

1. Some of the downspouts around the structure are draining into the ground with no conclusive termination point.

Roof and Gutters

1. The flashing boot collar for the drain vent on the back roof is deteriorated.
2. Gable vent cover is damaged. Without a proper vent cover rodent and insect entry is possible.
3. One or more of the gutter mounts were loose and should be secured.
4. Gutters appear to be leaking at the seam.
5. The roll type roof requires repair to prolong its life. At the time of the repairs, the roof and its components should be further assessed for any additional needed repairs, longevity, and serviceability.
6. The chimney is missing a rain cap.
7. The flashing around the chimney requires repair.

Electrical

1. Missing switch-plate covers were observed in the structure.
2. One or more three prong type outlets in the structure had an open ground.
3. Evidence of amateur wiring was observed in many areas.
4. Electrical junction box not properly fastened.

Attic

1. Evidence of an active roof leak was observed in the attic.
2. Areas of the attic were not properly insulated at the time of the inspection.
3. Insulation or other items blocked many of the soffit vents.
4. Excessive amounts of debris on attic insulation.

Foundation and Structure

1. The crawl space was wet at the time of the inspection.
2. The sub-floor above the crawlspace lacks insulation.
3. The sub-floor above the crawlspace lacks insulation.

Plumbing

1. Cold water pressure in hallway bathroom sink very low. Low pressure can be indicative of other plumbing issues. Recommend examination by a licensed professional

2. A leak was observed at a drain line in the crawl spac

Interior, Windows, Doors

1. One or more of the insulated window panes throughout the structure had a defective thermal seal.
2. Evidence of water intrusion along the fireplace chimney next to the furnace. Past moisture evident on wood members as well as on brick. Recommend further examination by a licensed professional .

Misc

1. A buildup of soot and/or creosote was observed in the chimney.
2. The chimney cap has several cracks.
3. Spalling is present on the chimney's brickwork. The bricks and chimney wash should be sealed to slow chimney deterioration.

Material Defects

1. Evidence of wood rot. Multiple points of spongy wood found in various places indicating the possibility of wood rot. Recommend evaluation and repair by licensed professional.
2. Nails securing shingles and/or roof ventilation flashing are uncovered. Any nails that penetrates the roof should be covered with shingles or roof tar in order to prevent possible water penetration into the sheathing of the roof structure.
3. Roof penetration seals are deteriorated
4. There were multiple vertical earth-pressure type cracks observed on the left side foundation wall. Consult with structural engineer for further evaluation. This condition is most often associated with soil and/or water pressures. The displacement occurs incrementally as the wall yields to horizontal earth pressure. This may be a material defect.

Bathrooms

1. The toilet in the master bath is loose. Failure to secure the toilet may lead to leakage around the wax ring.
2. Toilet is situated to close to wall.
3. An S-style trap was observed under the sink in the master bathroom. Recommend replacing with a P-style trap.
4. A significant dank smell was Noticed under the master bathroom sink. Also observed were several unfinished penetrations and rust on metallic parts. Recommend evaluation by a licensed professional to ensure no persisting water intrusion that is not visible at time of inspection.
5. Cold water pressure in hallway bathroom sink very low. Low pressure can be indicative of other plumbing issues. Recommend examination by a licensed professional

NOTE: This summary is presented to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. It is important for clients to work closely with their real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

PREFACE

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This inspection report includes a description of any material defects* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. .

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

INTRODUCTION

Throughout this report, the terms “right” and “left” are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

LOT AND GRADE

The structure was situated on a lightly sloped lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

Multiple sharp objects sticking out of the ground around the perimeter of the house.

Photo 1

Backyard retaining wall

Photo 2

Right side yard

The approximate temperature at the time of the inspection was 35 to 40 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection. The age of the structure appeared to be 68 years.

STRUCTURE AND CLADDING

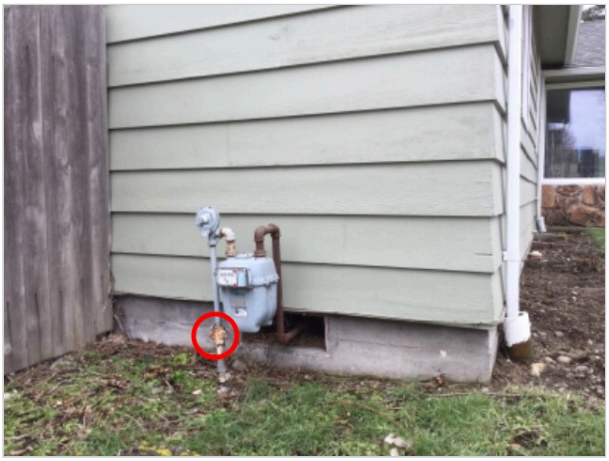
The inspected property consisted of a ranch wood-framed structure with fiber board and wood that was vacant at the time of the inspection.

GAS METER

The gas meter and main shutoff were located in the left side yard. There was no noticeable odor of gas detected at the time of the inspection.

NOTE: HomeTeam recommends that all stuctures with natural gas supply lines be protected with CO monitors located in areas which will most improve the safety of the structure's occupants.

Photo 3



Main gas shut off valve

GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of repair at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Photo 4

Some of the downspouts around the structure are draining into the ground with no conclusive termination point. HomeTeam recommends ensuring termination points for all downspouts is far enough from the structure and configured in such a way as to ensure water flows away from the foundation during periods of rain.

Photo 5

Photo 6

Photo 7

Photo 8

A loose gutter mount was observed at the time of the inspection. This is a common condition and is caused by expansion and contraction, along with the freeze thaw cycles that we experience in this area. The mounts should be re-secured and the underlying fascia checked for damage.

Photo 9

Carport gutter

Gutters appear to be leaking at the seam. The seams should be sealed with an appropriate gutter sealant.

Photo 10

Carport downspout

ROOF

The roof was a gable design covered with asphalt / fiberglass shingles and roll type roofing. Observation of the roof surfaces and flashing was performed by walking on the roof. There was one layer of shingles.

The roof shingles exhibited no curling and light surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were observed around roof penetration points.

These conditions indicate the roof shingles were in the first half of their useful life.

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofer. Some insurance providers/adjusters or roofers are more particular than others. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or material damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear, lifted edges, or evidence of a hail event, we recommend getting a second opinion or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 11

Nails securing shingles and/or roof ventilation flashing are uncovered. Any nails that penetrates the roof should be covered with shingles or roof tar in order to prevent possible water penetration into the sheathing of the roof structure**.**

Photo 12

The flashing boot collar for the drain vent on the back roof is deteriorated. The boot collar should be repaired or replaced to prevent water intrusion, and any others should be further assessed at that time.

Photo 13

Gable vent cover is damaged. Without a proper vent cover rodent and insect entry is possible.

Photo 14

Front of the house

Multiple roof penetrations were previously repaired with substandard sealing material. These sealing methods may keep water from penetrating the roofing material for a short amount of time, but are not long-term fixes. Recommend repairs be made by a licensed roofing professional.

Photo 15

Photo 16

The roll type roof requires repair to prolong its life. At the time of the repairs, the roof and its components should be further assessed for any additional needed repairs, longevity, and serviceability.

Photo 17

Rear of house

CHIMNEYS AND FLUES

The structure had one chimney. Observation of the chimney was made from the roof. The flashing around the roof penetration point requires repair.

The chimney cap has several cracks. The cracks should be repaired to help prevent water intrusion and deterioration, and the chimney assessed for any additional repairs.

Photo 18

Spalling is present on the chimney's brickwork. Spalling of the brick is usually caused by moisture accumulation behind the brick. In cold weather, the moisture freezes and pushes the face off the brick. To help reduce spalling, the brick faces can be sealed. Some or all of the bricks may need to be repaired or replaced. Additionally, ensure the chimney cap is properly sealed. At the time of repair, the chimney should be further evaluated for any additional damage or required action. Depending on the results of that assessment, this may lead to a material defect.

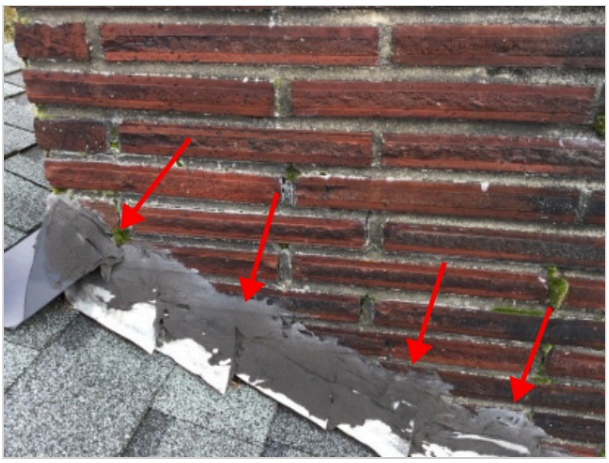
Photo 19

The chimney is missing a rain cap. A rain cap should be installed to prevent excessive water intrusion and deterioration of the chimney and its components.

Photo 20

The flashing around the chimney requires repair. Flashing is a critical component that helps prevent water intrusion. At the time of repair, the technician should investigate the area for any previous water intrusion or damage.

Photo 21



Address of Inspection: **123 Sample Drive**

DRIVEWAY

A concrete driveway is present in the front of the structure. Cracks and spalling were observed on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

Photo 22

Areas of the driveway have settled. This condition indicates a possible void under the driveway. Driveway settling has led to potential tripping hazards. The areas should be monitored and repaired as needed.

Photo 23

Front right walkway

Photo 24

Front porch

ATTIC STRUCTURE

The attic was accessed via a scuttle in the utility room and was entered. Only a portion of the attic was accessible.

The attic above the living space was insulated with fiberglass batted insulation, approximately eight-inches in depth.

Ventilation throughout the attic was provided by gable, soffit and roof vents. The attic ventilation appeared to be adequate.

The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and wood plank sheathing.

There was moisture visible in the attic space.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.

Photo 25

Evidence of an active roof leak was observed in the attic. Consult with a qualified roofer for evaluation and repair recommendations.

Photo 26

Areas of the attic were not properly insulated. This can lead to excessive energy bills and undesirable temperature variations within the structure. Insulation should be added to the affected areas.

Photo 27

As a future consideration, the addition / upgrade of attic insulation could help control heating and cooling costs. It is common today for attics to contain up to 12-inches of insulation. The type of insulation including the inclusion of or absence of a vapor retarder, along with proper ventilation are important considerations. Consult with a qualified insulation contractor for recommendations. The addition of insulation should be considered a discretionary improvement rather than a required repair.

Insulation or other items blocked many of the soffit vents. The areas around the vents should be cleared to allow proper ventilation of the attic.

Excessive amounts of debris on attic insulation. Recommend general cleaning of attic to remove debris.

Photo 28

Photo 29

Electrical junction box not properly fastened.

Photo 30

Above attic access at water heater

ELECTRIC SERVICE

The underground electric service wire entered the structure on the rear wall. The electric meter was located on the exterior wall.

Photo 31

Photo 32

MAIN PANEL

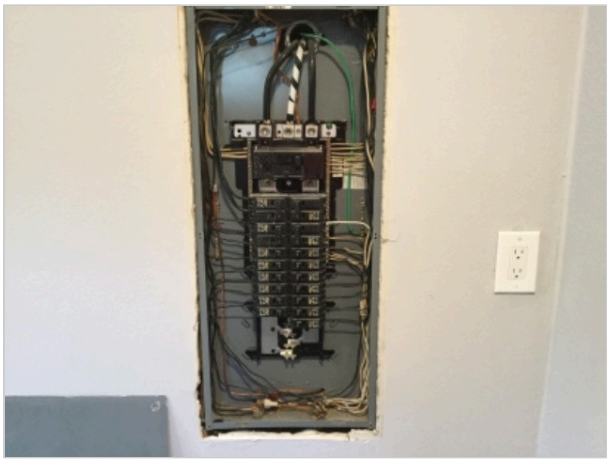
The service wire appeared to be 120/240 volt and 200 amp and entered a Siemens service panel, located on the right laundry room wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

The electrical service appeared to be adequate. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

For homes without Arc Fault Circuit Interrupter (AFCI) breakers or devices, it is recommended that the appropriate electrical circuits be upgraded. AFCI devices improve the safety of the home by aiding in the prevention of house fires. Consult a licensed electrical professional for more information.

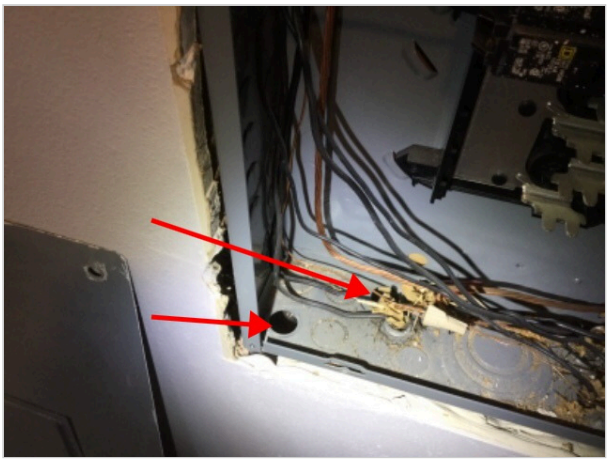
Photo 33

Photo 34



An open knockout was observed in the electric service panel, creating the potential for electric shock. All service panel openings should be covered to prevent access to high voltage and risk of electrical shock. Electrical related repairs should be performed by a qualified electrician.

Photo 35



The visible house wiring consisted primarily of the Romex and armored cable type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

SWITCHES AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the structure were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested, although we do not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to.

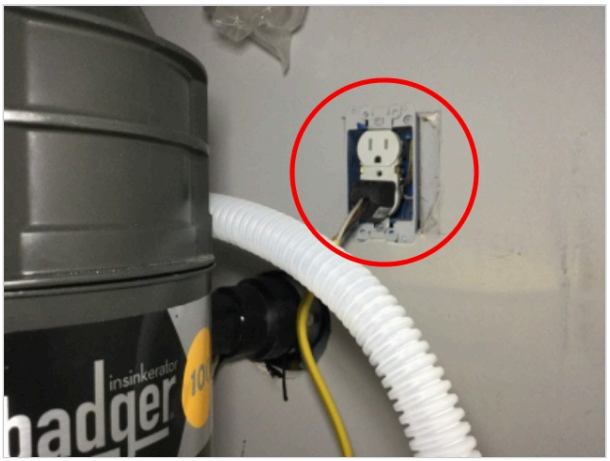
The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, garage and the exterior of the structure is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI and AFCI circuit breakers should be tested monthly.

Please note that electrical codes have changed through the years. Although the structure does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often,

electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

Missing switch or outlet covers were observed in the kitchen. All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical repairs should be performed by a qualified electrician.

Photo 36



Dishwasher disposal outlet under kitchen sink

Photo 37

Microwave outlet above microwave

Multiple receptacles have hot and neutral wires reversed. This is a safety concern and should be repaired wand further assessed by a licensed electrician. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.

Wired in this configuration, GFCI are not providing protection

Photo 38

Kitchen GFCI

Photo 39

Kitchen sink GFCI

Multiple three prong type outlets in the structure had an open ground. **The affected outlet(s) should be grounded, replaced with two-prong outlets, or connected to GFCI circuits to improve safety**. This condition means that the third prong, also known as the ground prong, is not doing its job. This is often caused by a missing or disconnected ground connection at an electrical device in the circuit. Consult with an electrician for the best course of action.

Photo 40

Kitchen GFCI by range

Photo 41

Kitchen GFCI by sink

Photo 42

Living room next to fireplace. One of many examples

Evidence of amateur wiring was observed in many areas. Amateur wiring may not conform to standards methods and could be a safety concern. Consult with a qualified electrician for repairs and further evaluation.

One example is the GFCI outlet in the back right bathroom next to the laundry room powers the light and fan next to it

Photo 43

Back right bedroom next to laundry area

FOUNDATION

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

There were multiple vertical earth-pressure type cracks observed on the left side foundation wall. **Consult with structural engineer for further evaluation**. This condition is most often associated with soil and/or water pressures. The displacement occurs incrementally as the wall yields to horizontal earth pressure. This may be a material defect.

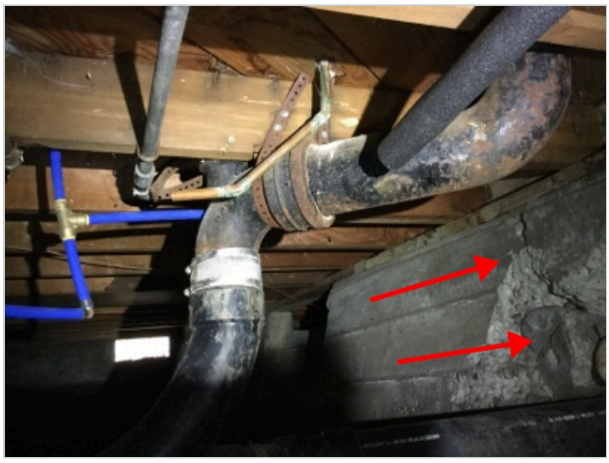
Photo 44

Photo 45

Photo 46

Rear left of house

Photo 47



Left side of house

CRAWL SPACE

The crawl space was accessible at the time of the inspection and was entered. The crawl space access is located In a closet. The visible area of the crawl space was dry at the time of the inspection.

The crawl space is ventilated and a vapor retarder is installed. The living space above the crawl space is not insulated.

Because portions of the crawl space are below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the crawl space. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry crawl space, consult with a company specializing in water proofing.

NOTE: Due to configuration, parts of the crawl space were inaccessible.

The crawl space was wet at the time of the inspection. Standing water was present. HomeTeam recommends consulting with a reputable waterproofing company to perform appropriate repairs.

The most common cause of basement and crawlspace water problems is inadequate surface grading and drainage. Many water problems in basements and crawlspaces are a result of improper grading and neglected gutters and downspouts. Masonry and concrete materials are not waterproof unless treated and maintained with waterproof materials.

Evidence of wood rot. Multiple points of spongy wood found in various places indicating the possibility of wood rot. Recommend evaluation and repair by licensed professional.

The sub-floor above the crawlspace lacks insulation. Adding insulation may help regulate the temperature of the living space above the crawlspace and may assist in preventing moisture intrusion.

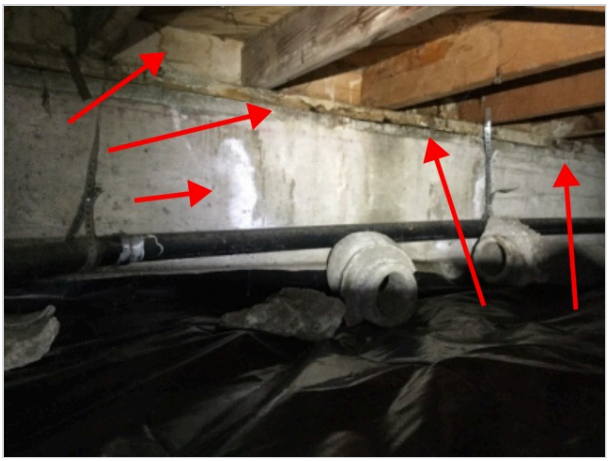
FLOOR STRUCTURE

The visible floor structure consisted of a wood planking subfloor, supported by two-inch by six -inch wood joists spaced twenty four inches on center. A 4x12-inch wood center beam and 4x6 -inch wood posts or piers were present for load bearing support.

Photo 48

A section of floor structure is damaged from previous water intrusion. It was not clear whether the water intrusion has ceased. Monitor the area for any additional water intrusion, and repair as needed.

Photo 49



Along kitchen wall adjacent to back porch

The sub-floor above the crawlspace lacks insulation. Adding insulation may help regulate the temperature of the living space above the crawlspace and may assist in preventing moisture intrusion.

PLUMBING

The visible water supply lines throughout the structure were copper and PEX pipe. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of ABS plastic pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the structure. Consult with a

qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the structure.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the structure was average. Water pressure appeared to be adequate.

Please note that water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

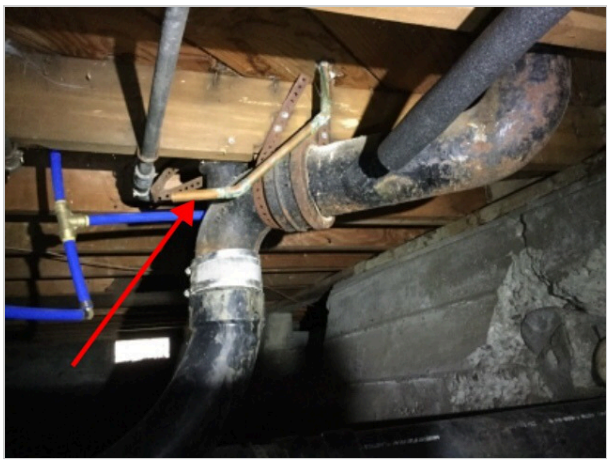
Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

A leak was observed at multiple drain lines in the crawl space. The drain line or seals should be repaired or replaced to prevent water intrusion and should be further assessed at the time of repair.

Photo 50

Underneath bathroom left side of house

Photo 51



BATHROOMS AND MISC PLUMBING

Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, ie, a person taking a shower or bath. Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.

The toilet tank in the master bath is loose. Failure to secure the toilet may lead to leakage. The toilet should be secured.

Photo 52

Master bath

Toilet is situated to close to wall. Recommend re-situating, so that center of the toilet to the wall is at least 15 inches.

Photo 53

Master bathroom toilet

An S-style trap was observed under the sink in the master bathroom. Recommend replacing with a P-style trap.

Photo 54

S trap -master sink

A significant dank smell was noticed under the master bathroom sink. Also observed were several unfinished penetrations and rust on metallic parts. Recommend evaluation by a licensed professional to ensure no persisting water intrusion that is not visible at time of inspection.

Photo 55

Master bathroom under sink

Photo 56

Master bathroom under sink

Hot water pressure in at least one shower appeared to be low. Water would become warm, but not hot. Low pressure can be indicative of other plumbing issues. Recommend examination by a licensed professional

WATER METER

The water meter was located in the front yard. The main water shutoff valve for the structure was located adjacent to the water service entry point at the meter. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.

Photo 57

WATER HEATER

A 50 gallon capacity, natural gas water heater was located in the utility closet. The water heater was manufactured by Bradford White, model number MI5036FBN7 and serial number BD6072106. Information on the water heater indicated that it was manufactured 15 years ago. Hot water temperature was approximately 137 degrees F. The generally accepted safe water temperature is 120 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 58

Photo 59

The venting system from the water heater to the exterior of the structure is inadequate and requires repair. Failure to repair this item may result in carbon monoxide fumes being vented into the structure.

Photo 60

GENERAL INTERIOR

The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

The only way to tell the presence and relative concentration of mold is to perform a valid mold test. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that all structures be tested for mold to determine the type of mold present in the building. Clients are urged to obtain further information concerning mold and air quality from the following and other sources:

www.doh.wa.gov/ehp/ts/IAQ/Got-mold.html and www.iaqcouncil.org

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were aluminum, double hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Exterior windows require routine caulking and maintenance to prevent water intrusion.

NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

One or more of the insulated window panes throughout the structure had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. This statement should not be considered all inclusive. Our ability to identify defective thermal seals is affected by dirty glass, the angle by which we can view the windows, window coverings and the direction of the sun. It is not possible to identify mild cases of fogging between glass panes given the conditions that affect our view. Repair of the thermal seal can be accomplished by replacing the

Drive affected glass panel.

Photo 61

End of hall bedroom

The interior wall and ceiling surfaces were predominantly finished with drywall. The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

FIREPLACE

There was one fireplace in the structure. A home inspection of the fireplace and chimney is limited to the readily visible portions only. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary using specialized tools, testing procedures, mirrors, and video cameras as needed, to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this service prior to use. The results of such an inspection may reveal needed or recommended repairs.

The visual condition at the time of the inspection was as follows:

Photo 62

Photo 63

Working damper

A buildup of soot and/or creosote was evident in the chimney in the living room fireplace. The unit should be cleaned and further assessed by a qualified fireplace service company.

Photo 64

Hearth extension not present or visible. Recommend removal of decorative flooring and hearth extension installed if wood-burning is intended.

Evidence of water intrusion along the fireplace chimney next to the furnace. Current or past moisture evident on wood members as well as on brick. Recommend further examination by a licensed professional.

Photo 65

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:

The electric oven and range combo was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Photo 66

The range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

Photo 67

The refrigerator was inspected and did appear to be functional . The ice maker operation and hookups, if present, are not within the scope of the inspection.

Photo 68

The dishwasher was tested and did appear to be functional.

Photo 69

The disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.

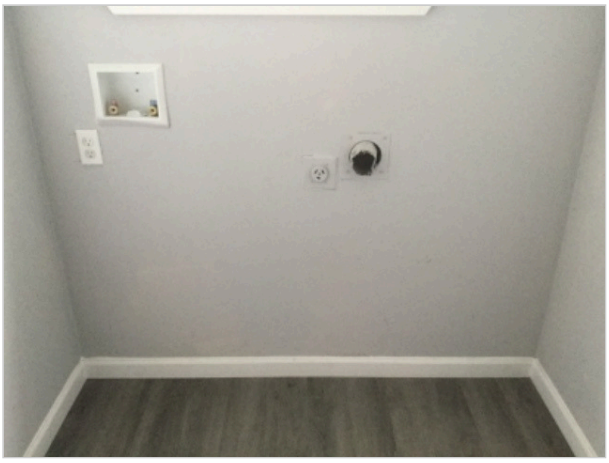
WASHER AND DRYER CONNECTIONS

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A 240 volt style outlet for an electric clothes dryer was not installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired or that power is present. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed.

A drain for a washing machine was present.

Photo 70



HEATING, VENTILATION & AIR CONDITIONING

The heating, ventilating and air conditioning systems were inspected by HomeTeam Inspection Service. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

HEATING

The structure was heated by a Payne natural gas furnace/air handler, Model Number PG8MAA024070 and Serial Number 4318A14216, which is 1 years old. The unit was located in the rear utility room of the structure. It has an approximate net heating capacity of 54,000 BTUH. The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

NOTE (for furnaces): Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The HVAC condensate line was not visible. The heating system was found to be functional.

Photo 71

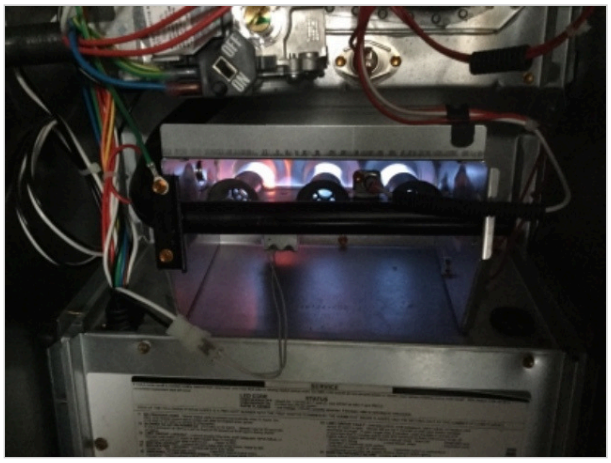


Photo 72

Photo 73

Photo 74

THERMOSTAT

The control for the heating and air conditioning system was a 24 volt digital programmable thermostat located on the hallway wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

Photo 75

Thermostat settings at beginning of inspection

DUCTWORK

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.
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