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" Residential and Structural Pest Inspection Report " WSDA ICN # 7777BM030

Client(s): Jesse and Mary Homeowner

Property address: 10 Rad Rd

Yakville WA 98902

Inspection date: Wednesday, August 22, 2007

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Thank you for choosing Lozier Home Inspections LLC. We make every effort to provide you with a timely, thorough, quality inspection at a fair price, and our hope is that the information in this report proves valuable in your consideration of this property. We certainly hope we have met your expectations... If you have any questions or are unsatisfied in any way with this report, please do not hesitate to call us. If you are satisfied, please tell your friends...

This report is a non invasive, limited, visual inspection (**no destructive testing or dismantling was performed**) (however some probing is necessary for WSDA WDO inspection) of accessible areas, intended to identify **major (\$\$) issues and/or defects/issues within the structure that affect its habitability, safety and the structures overall condition.** Although some repair items, minor defects and cosmetic items may be noted in main report, they are generally excluded from the summary report.

Home inspection reports by nature focus on defects and may seem negative in tone, and can seem overwhelming. Some features of this property are/may be in excellent condition and of high quality but have not been mentioned. This is not meant to downplay the properties assets, but to focus on alerting you to potentially expensive or habitability issues. Bear in mind that all homes, regardless of age, may have some number of defects.


This inspection meets or exceeds the generally accepted Standards of Practice of www.NACHI.org and www.WSPCA.org.

WAC 16-228-2045 requires that a diagram be prepared for WDO/WDI (complete wood destroying organism/insect) inspection reports. A copy is available on request. For further information on WDO's, inaccessible areas, and follow-up inspections, please see the last page of this report, and the WSPCA Standards of Practice (www.wspca.org) (click public information, then click WSPCA WDO report form, see page 2 of 6.)

This report is the property of this inspection company, however the client who ordered and paid for the inspection has exclusive rights to the report. Use of this report by any unauthorized persons is prohibited. Agents are specifically advised that transfer to any other potential buyer or another agent is prohibited- to do so would be a violation of U.S. Copyright laws. Without our written permission, the 'SUMMARY' (and only that portion of the report) may be presented to the property owner and their agent. If the client named in report fails to purchase the property, no other person may retain or use a copy of this report for any reason.

Important... For Your Information

1)  **A link to Summary Page is near top of this report.**

2)  **Important: Moisture intrusion/dampness is the BIGGEST and most common threat to your home** and can be a very real problem which you need to be continually aware of as it can be both very destructive to your home (it is a condition conducive to Wood Destroying Organisms/Insects i.e. WDO/WDI) and it promotes conditions that can cause various health problems. **Bottom line: Moisture combined with cellulose building materials found in most modern homes can promote the growth of organisms/insects that can ruin the building materials and can produce mold-like (toxic) substances that can compromise health.**

<http://www.epa.gov/mold/moldguide.html>

(Please Read section: Moisture and Mold Prevention and Control Tips)

Sometimes moisture intrusion can be readily evident (leaky roof, sprinklers hitting siding or foundation, plumbing leak, negative perimeter slope, water in the crawlspace, etc.) Other indicators are musty odors and mildew (lack of ventilation), salt crystal formations on concrete/ soil (efflorescence), peeling paint or plaster, rust, failed caulking, dark stained vinyl flooring, improper roof or window flashings and kick-outs, wood rot (including swelling or other deterioration), condensation and high humidity.

Ideally the property will have a soil/pavement slope (positive perimeter slope of 1 inch per foot for at least 6 feet: out, down and away from the foundation) thus draining water away from the structure and its foundation. This also can include adding (but not limited to) redirecting lawn sprinklers, and drip system (and not over-watering), rain gutters and downspouts (which we recommend), extensions and splashblocks that will divert water away from structure. (possibly through a subsurface drain system)

If these any of these conditions exist, (from your observation and/or as noted in this report) and/or if you or a family member suffers from allergies or asthma, we recommend further evaluation and repair of these conditions by a qualified professional. (Toxicologists, Water Damage Restoration Specialists or Industrial Hygienists)

3)  **PLEASE READ THIS SECTION CAREFULLY**

- **PLEASE NOTE:** Inspection reports by nature focus on defects and concerns and may seem very

negative in tone, and can at times seem almost overwhelming or redundant. **We try very hard to provide our clients with a fair and accurate inspection and not to overstate or understate potential issues/ concerns and/or present them to our clients in an 'alarmist' fashion**

- Some features of this property are/may be in excellent condition and of high quality but have not been mentioned. This REPORT is not meant to downplay the properties assets, but to focus on alerting you to potentially expensive, habitability/safety issues, and/or adverse conditions that would warrant further evaluation/repair by a specialist. However, this 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.
- Bear in mind that all structures, regardless of age, may have some number of issues/defects, and some things may remain hidden or become defective after inspection. Thus (try as we may) it is not possible to detect ever possible defect within a building during the course of a general inspection.
- **Our inspection is not a "Code" inspection per se**, however current building standards are our guide for safety recommendations. Our recommendations provided are meant to increase safety, function and/or performance, not to determine its 'code-ness'
- **INSPECTING OLDER OR HISTORICAL HOMES** Older homes are inspected within the context of the time period during which they were built. This means the inspection will not be reporting on an older or historical home as if it should meet modern standards. However we do look for system defects and safety issues just as in a modern home. By noting these safety issues, this report provides (you) the client with the information you need to make an informed decision on whether, for example, you are willing to live with the possible increased risk of a part of the home which might pose a hazard or be dangerous for you.
- **UPGRADES: Although some of these (upgrades) may not or were not available when structure was built (or existing non-conforming) many building practices/standards have changed for safety reasons. Therefore we note when these safety items are absent or substandard and WE DO RECOMMEND UPGRADES to current building standards to the present home for "Safety Enhancement" (GFCI's; Smoke detectors; CO Monitors; Plumbing S-traps; Siesmic strapping, bracing, and anchoring; etc). Again, although these UPGRADES may not have been required or even available when home was built we recommend them for your family and guests "increased and enhanced safety"**
- **FYI: OUTSIDE THE SCOPE OF THIS INSPECTION** is any area which is not exposed to view, is concealed, or is otherwise inaccessible because of walls, floors, carpet, ceilings, furnishings, soil or inadequate clearance. Whether or not they are concealed the following areas are OUTSIDE THE SCOPE OF THIS INSPECTION: Adequacy, efficiency or life expectancy of any item, system or component; Building code or zoning violations; detached structures and inaccessible areas as defined in WAC 16-228-2005. Structural stability or engineering analysis; Geological stability or soil condition; Asbestos, radon, formaldehyde, lead, mold, pests (except WDO/WDI), rodents, water or air quality; Pools, spas, wells, septic systems or underground piping; Water softener/purifier systems, central vacuum systems or solar heating systems; furnace heat exchangers, freestanding appliances, security systems or personal property and specific components noted as being excluded on the individual system inspection pages.
- **PLEASE NOTE:** Many of the items/ issues we note are or may be mandated for us to report to you (see Standards of Practice at <http://www.nachi.org/sop.htm> and www.wspca.org). That being said... home inspectors have no official authority to demand repairs, changes or upgrades. Our inspection is not an inspection as a 'municipal inspector' operating in their official capacity would perform. (They have the authority to mandate or demand changes be made)... Again: As important as our reported information is to you : We can ONLY make suggestions and recommendations... we hope you will heed our recommendations... Thank You

General information

Report number: 082207-1540

Structures inspected: 3 bedroom, 2 bath Home with attached garage

Overview: Newer home, very nice and well maintained, shows obvious pride of ownership

Site profile: Level

Type of building: Single family

Approximate age: 2 years

Time started: 8:30am

Time finished: 10:45am

Inspection Fee: \$xxx.00

Payment method: Check # 138, THANK YOU

Present during inspection: Client, Buyers Realtor Cindy Realtor opened home

Occupied: Yes

Weather conditions: Clear

Ground condition: Dry


Temperature: Warm 70 degrees+


Front of structure faces: West


Foundation type: Crawlspace

The following items are excluded from this inspection: Private/public sewage disposal system, Irrigation system, Inaccessible Areas, Detached Outbuildings

Smoke detectors present: Yes

4)  The inspector performed only a limited, visual evaluation of the private water supply system, including such items as the well head, well equipment, and pressure tank where visible. System appears serviceable however the inspector did not determine if the well provides an adequate quantity of water, or if the water is safe to drink. A qualified specialist should perform a full evaluation of this system, and we recommend having the well water tested for coliform bacteria, nitrates, and anything else of local concern, by a qualified lab. For more information, visit <http://www.wellowner.org>


5)  Recommend having the septic tank and system inspected now and every couple years by a qualified professional.
Recommend having the tank pumped if it was last pumped more than 3 years ago.
For more information see: <http://www.wellowner.org> (click "water well basics" then "septic systems")

6)  Bonus Item: Inground Sprinkler System
Although whether inground watering system functions as intended is not part of this inspection, we do note that it exists in our report.
We recommend client go over its operation, etc. with seller as to how it operates... If that is not possible recommend having commercial "Landscaping, Sprinkler System Professional" fully evaluate system and go over its operation with you.
TWO THINGS THAT ARE VERY IMPORTANT:
(1) that during operation sprinklers (WATER) does not hit siding or foundation area. This can lead to premature/early failure of siding, water pooling near foundation and probable seepage into basements or crawlspace if they exist. This is explained further in [Structural Pest Inspection and Moisture/Dampness Issues]
(2) IT IS ESPECIALLY IMPORTANT TO HAVE SYSTEM FULLY WINTERIZED (all water blown out or otherwise removed from system) in the fall before any freezing weather. We can have very cold weather that can freeze the ground down a foot or more. Failure to completely WINTERIZE (EVERY FALL) can ruin system and/or cost hundreds of \$\$\$\$ to repair.


7)  A sufficient number of smoke alarms are installed.
Smoke Alarm FYI: Current safety standards recommend a functioning smoke alarm exists in each hallway leading to bedrooms, and in each bedroom (and a minimum of 1 per story and basement if applicable). For more information, visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

Some/all of Smoke detectors that were noted in home were not tested (via test button) due to one or more of the following conditions: (may be integrated with a security system, out of reach, no test button.)

For your families enhanced safety we recommend that all batteries in all the smoke alarms be replaced after taking occupancy, (unless this is a brand new home) and then annually in the future. We also recommend all smoke alarms be tested at this time

- 8)  Many wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be evaluated at time of inspection. We recommend client check out further at walk-thru when home is vacant.

Structural Pest Inspection

- 9)  Visible evidence of conditions conducive to Wood Destroying Organisms...**yes**
Visible evidence of Active Wood Decay Fungi... no
Visible evidence of Active Wood Destroying Insects... no
Visible evidence of Damage (past) by Wood Destroying Organisms... no
The following are items (or conducive conditions) to WDI/WDO that were found during inspection:

- (1) Bare ground in crawlspace, (vapor barrier moved)**
- (2) Foundation vents partially blocked by building paper, when viewed from crawlspace. Recommend trimming so air flows unrestricted.**
- (3) Small amount of insulation batts and wood pieces in crawlspace. Recommend removal. These 3 items will be address further in main report.**

INACCESSIBLE AREAS ARE EXCLUDED FROM THIS REPORT... Areas hidden by insulation, debris, stored items, areas blocked by HVAC ductwork and/or plumbing, on grade decks, inadequate subfloor clearance and other inaccessible areas as defined in WAC 16-228-2005 may be vulnerable to infestation by WDO's and are EXCLUDED from this report. We strongly recommend these areas be made accessible for periodic inspection. (A reinspection fee may be charged)

ALL REPAIRS... PLEASE NOTE: For your best protection, we strongly recommend all further evaluations and repairs be done before close of escrow by a licensed, qualified, and insured professional (contractor) who will provide you with a detailed invoice and/or written third party agreement and warranty.

WDO INSPECTION (FURTHER) EVALUATION AND REPAIR: If there are Conducive Conditions and/or DAMAGE resulting from Wood Destroying Organisms (subterreanean termites, dampwood termites, carpenter ants, moisture ants, wood infesting anobiid beetles and/or wood decay fungus-rot infestations) **(as noted in report and on diagram)** that (Damage) may be eliminated by the REMOVAL of infested wood as far as the damage extends, and CORRECTION of (identified) conditions conducive to WDO's, including but not limited to: removal of conducive debris, removal of all earth to wood contact and covering of bare ground (w/ 6 mil black plastic) in the sub-floor crawlspace areas; the PERMANANT repair of standing water and any other moisture problems, including proper ventilation in subfloor areas and attics.... TREATED (Ground Contact) WOOD/PLYWOOD in contact with earth/soil may comply with local building standards; however WAC 16-228-2025 requires that all wood to earth/soil contact be reported as a condition conducive to WDO's.

Exterior

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Vinyl walls, wood shingle gable ends

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

cladding serviceable: The following exterior areas were checked : Siding, windows, trim, fascias, soffits, paint and caulking and they appear in serviceable condition (unless noted otherwise elsewhere in report). Paint and caulking is an ongoing maintenance item that needs to be checked on a yearly basis.

10) 🛠️ ⚠️ 💧 One or more crawl space vent screens are blocked by building paper. This restricts ventilation in the crawl space and may result in increased levels of moisture inside. Materials or items blocking vents should be removed.



Photo 10

Tar paper covering vents at perimeter.

11) 🛠️ ⚠️ 💧 Siding is damaged and buckling in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion. Homeowner stated repairs are to be made and vinyl material is on site.



Photo 12






Photo 13

12) ⚠️ ⚠️ 💧 The exterior finish is missing on soffits. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and paint as needed and as per standard building practices.



Photo 11

13)   Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

14)  FYI... The ideal property has a soil/pavement slope (positive perimeter slope of 1 inch per foot for at least 6 feet, out, down and away from the foundation) thus draining water away from the structure and its foundation and keeping water from pooling near home and/or in subfloor/crawlspace areas, due to not only rain runoff, but even from lawn sprinklers. This 'ideal' can also include (but not limited to) rain gutters and downspouts/ extensions/ splashblocks that will divert water away from structure, (possibly thru a subsurface drain system), and redirecting lawn sprinklers (if applicable).....

- FYI...The following items are not included in this inspection: swimming pools, spas, hot tubs,(For pool and spa barrier safety guidelines, visit: <http://www.cpsc.gov/CPSCPUB/PUBS/Pool.pdf> ; NOTE: these guidelines generally exceed the local (municipal) requirements for pool safety); The inspector does not provide an evaluation of geological conditions and/or site stability, or determination that deck, balcony and/or stair membranes are watertight.... Any comments made regarding these items are as a courtesy only.

Roof

Roof type: Gable and Valley

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: New roof, regular maintenance recommended as needed

Regular Maintenance: This maintenance usually consists of regular inspection and repair/replacement of damaged/missing ridge/field or edge shakes/shingles. This maintenance should help ensure water tightness of the building when performed on a regular basis.

Gutter & downspout material: metal

Roof ventilation: Adequate

15)  FYI:

- This inspector traverses all roofs that are safe to do so (in inspectors opinion)
- Inspector does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. **Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection.** To absolutely determine than no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

- The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due lack of access; areas and components obscured by debris, leaves, snow or insulation; solar roofing components...

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 200

Service voltage (volts): 120/240

Location of main service panel: Garage wall

Service entrance conductor material: Aluminum

System ground: Ground rod(s) in soil, Unable to fully view

Main disconnect rating (amps): 200

Branch circuit wiring type: Non-metallic sheathed


- 16)  All AFCI and GFCI function as intended, interior of panel looks good, no visible defects



Photo 3

- 17)  Electric FYI:

- Our inspection includes a random and representative testing of switches, receptacles, light fixtures. (The inspector does not operate standard circuit breakers (AFCI and GFCI breakers will be tested as part of the inspection), install or change light bulbs, nor determine the operability of every wall switch.)
- Try as we may, it is not always possible to determine why a switch, receptacle or light fixture will not work (bulb may be burnt out, breaker off, or other) Our recommendation when these are noted in report or observed by the client is to inquire of the homeowner (or qualified professional) as to possible reasons why they don't function as intended.
- We will remove the panel deadfront cover if accessible and safe to do so in the inspectors opinion.
- We will inspect the visible service ground system where accessible, however verifying continuity of service ground/ bonding is beyond the scope of this limited visual inspection. **If ground system is inaccessible or not readily visible [as noted in report], we recommend it be checked out further by qualified electrician.**
- We may find breakers in 'off ' position in the panel. For safety we do not change that position to 'on' position to test as we do not know the reason it is off. Thus we recommend asking homeowner why it is off or further evaluation by a qualified professional may be necessary and prudent.
- The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on

timers or sensors. Inspector does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion.(Any comments made regarding these items are as a courtesy only.)

Attic

Inspection method: Viewed from hatch

Roof structure type: Trusses

Insulation material: Fiberglass loose fill

Insulation depth: 12" +




18)    In accordance with our standards of practice (www.nachi.org) and for safety reasons.... we do not enter attics that have less than 36 inches of headroom, where hatch opening is smaller than 20X30 or blocked, where mobility is restricted or hazardous, or is restricted/blocked by ducts or stored items, or where insulation obscures the joists or there is a possibility of damage to insulation. Therefore these areas will be inspected the best we can from the access point. All inaccessible attic areas are excluded from this inspection. With regards to evaluating the type and amount of insulation on the attic floor, we do not test or sample the material for specific identification, and depth measurements will be approximate. We do not move or disturb any portion of the insulation, and it may well cover and obscure water pipes, electric junction boxes and wiring, exhaust vents and/or other components. An access/inspection option is permanently installed walkways if applicable, and we recommend these be installed by a qualified professional, so that periodic inspection of attic areas can be made.



Photo 4






Photo 5

Kitchen



FYI: FYI... The following items were checked for function during the inspection (if applicable)...GFCI's, range, dishwasher, refrigerator, built-in microwave, sinks, faucets, garbage disposal, power exhaust vents and a random check of drawers and cabinets...These items, appliances, fixtures appear in servicable condition, except as noted elsewhere in the report*** If appliances are missing we will check (their) receptacles for power and circuit integrity.***The average intended service life of most kitchen appliances is 10 to 15 years, although some last much longer. It is not always possible to tell the exact age, thus determining the age of these appliances is beyond the scope of this inspection.*** (Unless the home is empty, Many times cabinets and undersink areas are very full of stored items making accessibility difficult and limits visual observation... these areas are excluded from inspection.) Recommend client check these areas further at final walkthru.****The following items are not included in this inspection: free-standing or portable appliances such as dishwashers**** specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks,

cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and appliance lights. (Any comments made regarding these items are as a courtesy only.)


19)   GFCI (Ground Fault Circuit Interrupters) function as intended


20)  Other items, appliances, fixtures appear in servicable condition, except as noted.

Bathrooms

21)   GFCI (Ground Fault Circuit Interrupters) function as intended



22)  Other items, appliances, fixtures appear in servicable condition, except as noted.

23)  Jetted tub in Master bath, functions as intended. Wiring to jetted tub is GFI protected as standards require.


24)  FYI: The following bathroom items were checked for function (if applicable) during the inspection; toilets, sinks, faucets, hot/cold water reversed, showers, bath tubs, power exhaust vents, outlet circuit integrity (GFCI) and a random check of drawers and cabinets. These items appear to be in servicable condition unless noted elsewhere in report. (Many times cabinets and undersink areas are very full of stored items making accessibility difficult and limits visual observation... we recommend client check these areas thoroughly at final walkthru.) The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators. *** The inspector does not operate water shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not determine or guarantee if shower pans or tub and shower enclosures are water tight. (Any comments made regarding these items are as a courtesy only.)

Interior rooms

Windows: Vinyl, double pane

25)   We recommend all batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>

26)  All outlets, lights, switches appear to function as intended

27)  Our inspection includes

- Representative testing and random sampling of doors and windows throughout the home for function, and if locking mechanisms function as intended. Not all doors and windows will be checked in this random inspection. **IMPORTANT: Although they may have met standards of year they were installed... Many bedroom windows, especially in older homes may not meet current building standards for minimum egress/ingress. For more information, visit: <http://www.truss-frame.com/window-egress.html> . For your family and guest safety enhancement we recommend all sleeping room windows meet current minimum standards.**
- Please NOTE... It is not possible to fully evaluate the seals on Double pane (thermopane) windows as conditions can change from morning to evening, and due to temperature and weather... (Internal Fogging is the best indicator of seal problems and it can come and go) thus they are excluded from the inspection. However if we observe any fogging or broken glass in our random check we will certainly note it in the report.

- It is very important not to have overspray from lawn sprinklers hitting the (siding and) windows. It can cause rapid deterioration of cellulose sidings and because of high mineral content of our water in most of our local areas, staining and possible etching of the glass is likely. At minimum it is VERY difficult to remove, if it can be removed at all. Severe cases have made it necessary to replace the glass.
- The condition of storm windows and doors (if they function as intended) is not part of the inspection
- Many glass sliding doors in older homes are non-tempered glass. It is not always possible to determine if glass is tempered. For safety enhancement we recommend sliders be further evaluated by qualified professional to determine type of glass and replaced if they are found to be non-safety glass.
- **ALSO: FYI....The following items** are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials.
- The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a random basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings are present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.
- (Any comments made regarding these items are as a courtesy only.)

Water heater

Estimated age: 3-05

Type: Tank

Energy source: Electricity



Capacity (in gallons): 50



Manufacturer: Rudd

Model: PE2-52-2

Water temperature (degrees Fahrenheit): 125

FYI: The estimated useful life for most water heaters is 8 to 12 years. The following items were checked, however were not tested to see if they function as intended: shutoff valve, TPR valve and drainpipe, electric/gas hookup to tank, seismic straps, (defects noted elsewhere in this report) The following items are not included in this inspection: solar water heating systems; circulation systems. (Any comments made regarding these items are as a courtesy only.) Note that the inspector does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

28)   The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit <http://www.tap-water-burn.com/>

29)   The water heater does not have seismic straps or struts installed. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. For safety enhancement we recommend client consider having a qualified contractor install seismic straps or struts as necessary and as per standard building practices.

**Photo 1**

Heating and cooling

Estimated age: 2 year

Primary heating system energy source: Electric

Primary heat system type: Forced air

Primary A/C energy source: Electric


Primary Air conditioning type: Split system

Distribution system: Flexible ducts

Manufacturer: Trane


Filter location: Behind return air grill in hall

FYI: Heat/ cooling systems are tested using normal homeowner operating systems (generally a wall mounted thermostat)*** If pilots or circuit breakers are off at the time of the inspection, the inspector will not re-lite pilots or otherwise activate system... (we do not know why it is off, we recommend contacting homeowner or a qualified HVAC professional as it may be off for safety reasons) ***Our inspection includes description of heating/cooling system, fuel used to operate system, and an attempt to determine the age of unit. No calculations to determine system adequacy, efficiency, or even heat distribution are performed. ***PLEASE NOTE: The estimated useful life for most furnaces, heat pumps, and A/C units can vary between 8 and 20 years (although some last longer). The inspector may not have been able to determine the exact age of the furnace and/or A/C unit because either the label was not found or was inaccessible, or unreadable, or serial # was not found in my reference book. The clients should be aware that these units may be near, at, or beyond their useful life and needing replacement at any time.*** NOTE: (If Applicable) It is impossible to view the entire heat exchanger/ fire chambers in most (oil/gas) furnaces (without specialized equipment), thus that item is excluded from our inspection, HOWEVER because of the many problems with cracked and/or defective heat exchangers in (gas/oil furnaces) for YOUR SAFETY we recommend that a qualified HVAC professional service, clean and check for heat exchanger cracks and do a CO test on all (gas/oil) furnaces that have not had (verifiable) servicing in the last year) Whether window or portable units, electronic air filters, humidifiers or dehumidifiers, solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; if safety devices and controls (due to automatic operation) function as intended are beyond the scope of this inspection, thus are excluded from inspection(Any comments made regarding these items are as a courtesy only.)

30)  Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.

**Photo 7**

Filter behind grill in hall

31)  Furnace and A/C function as intended and started up at wall thermostat and put out acceptable temperatures at (registers)
 ***Although system appears to be in good working order, having a HVAC professional service call to clean/check system is prudent and recommended if the last professional service call was over one year ago.

Plumbing and laundry

Water pressure (psi): 50#

Location of main water shut-off valve: Garage

Water service: Private well

Service pipe material: Not fully visible(insulated)

Supply pipe material: Not visible (insulated)


Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

FYI: FYI: Inspector operates sink/shower/bathtub faucets to determine:

if they function as intended and are not leaking, hot water on left (and less than 120 degrees) and cold on right; We also do a 'functional flow test' which is running several fixtures at the same time (then flushing a toilet) to see if there is a significant drop in flow.**** We do not test or turn on or off supply valves, and or main water supply valve. Doing so may cause them to leak. **** Washing machines and dryers are not moved and only operated to determine if there is power to them. The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, clothes dryer exhaust ducts or determine the completeness or operability of any gas piping to laundry appliances.. Areas behind and under them cannot be judged, thus are excluded from the inspection. If these appliances are missing we will test their respective receptacle to determine power and circuit integrity.**** The following items are not included in this inspection: Sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. The inspector does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. (Any comments made regarding these items are as a courtesy only.)

32)  FYI: Average water damage repair from a ruptured washing machine supply hose is said

to be near \$8K according to some experts. And most of those experts agree that even with the stainless braided lines that are available, the recommendation is to replace any and all supply hoses every 5 years (braided stainless or rubber). We would recommend you consider changing yours out now and every few years.

- A very good safety alternative to consider and upgrade is the [/b] <http://www.getfloodstop.com/?Click=80>

33) ✓ ⓘ Plumbing vents/traps appear serviceable, however not all of the vents/traps are fully visible.

34) ✓ Other items, appliances, fixtures appear in servicable condition, except as noted.

35) ⓘ Recommend having the septic tank inspected.

Crawl space

Inspection method: Traversed

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Bearing wall

Floor structure above: Engineered wood joists

Vapor barrier present: Yes

36) ⚠️ ⓘ The vapor barrier needs repair. Exposed soil was found in some areas. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil. A qualified contractor should make repairs as necessary so no exposed soil exists. Standard building practices require the following:

- The soil below the vapor barrier should be smooth and free from sharp objects.
- Seams should overlap a minimum of 12 inches.
- The vapor barrier should lap up onto the foundation side walls.

Better building practices require that:

- Seams and protrusions should be sealed with a pressure sensitive tape.
- The vapor barrier should be caulked and attached tightly to the foundation side walls. For example, with furring strips and masonry nails.



Photo 9

bare earth, vapor barrier moved

37) ⚠️ 💧 (Loose insulation and/or)Cellulose-based debris such as wood scraps, form wood, cardboard and/or paper were found in crawl space. All cellulose-based debris (rackable or larger) (and loose insulation) is a condition conducive to WDO/WDI and should be removed.



Photo 8

38) ⓘ

• **FYI- CrawlSpace** is the last area of home we inspect after running large volumes of water (to check for leaks in the interior of home and/or in subfloor areas...)

Our inspection of this area includes:

• Documenting and calling for the repair of any wood destroying organisms/insects and their conducive conditions:

see: <http://apps.leg.wa.gov/wac/default.aspx?cite=16-228-2005>

- Checking for items blocking accessibility (stored items, plumbing, ductwork) including inadequate clearances to gain access to all (subfloor) areas (minimum crawlspace access) is a 16x24" opening and 18" clearance under floor joists.)
- Wood to earth contact and any conducive debris
- Inadequate or substandard ventilation promoting the retention of excessive moisture in substructures or other confined spaces and identified by, but not limited to, the presence of metal rust, condensation, efflorescence, musty smell, mildew, and/or other fungal growth. Current standards recommend: (1 sq ft. of screened vent for every 150-200 sq ft. of crawlspace area) and vents should be evenly distributed and within a few feet of corners to promote good air circulation.
- Bare ground/ areas not covered by a vapor barrier
- Existing (or remaining evidence of) water penetration and/or active leaks.
- Loose/unsafe/substandard electrical wiring and components.
- Ductwork in contact with vapor barrier or floor (not properly supported from contact with grade...)


Garage

39) 🚨 🛠️ The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature are located higher than 4 to 6 inches from the floor. This is a potential safety hazard. A qualified contractor should relocate these devices so they're 4 to 6 inches from the floor. For more information on garage door safety issues, visit: <http://www.cpsc.gov/cpsc/pub/pubs/523.html> or <http://www.ohdstl.com/safety.html>

**Photo 6**

Recommend lowering to 4-6" for safety

40)   GFCI (Ground Fault Circuit Interrupters) function as intended

41)  The interior perimeter of the garage is excluded from this inspection due to lack of access from stored items.

**Photo 1****Photo 2**

FOLLOW-UP INSPECTION POLICY

If inspector was unable to do the complete inspection because of conditions beyond his control (utilities off, areas locked out, or otherwise inaccessible, etc.) a re-inspection fee may be charged.

We generally discourage follow-up inspections for the purpose of checking work completed for the following reasons:

1. Quality of Repairs

If repairs are made to a property based on the results of an inspection, we always recommend qualified professionals doing further evaluations and repairs, and not the seller. By qualified we mean licensed, insured, state certified where applicable, and with a reasonable amount of experience. These qualified professionals (contractors) providing the repairs should provide written documentation in the form of a third party agreement, work order, or detailed invoice and preferably a warranty on their work. If repairs are made in this way there is generally no need for a follow-up inspection.

2. Pest (WDO/WDI) inspections may require follow-up inspections

Examples include:

*WSDA or other may require followup inspection to evaluate completed work.

*Evaluating a crawlspace after a Wood Destroying Insect infestation or extensive rot/fungus was found. (see Quality of Repairs above)

*Evaluating numerous items throughout the structure after a significant amount of time has passed (original inspection in fall, follow-up the next summer.)

Our Fees for follow-up inspections are:

* Follow-up inspection: \$75/hr with 1 hour minimum

* Follow-up inspections with a structural pest (WDO/WDI) inspection \$150, for first hour (includes followup report.) \$75/hr for each additional hour.

DISCLAIMER

Lozier Home Inspections LLC makes every effort to provide a quality and thorough inspection and in some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR , A PRE-CLOSING WALK-THROUGH BY THE CLIENT.

THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

The cost of this inspection does not entitle you to any type of protection from hidden flaws and/or defects and this inspection does not transfer your ultimate responsibility to Lozier Home Inspections LLC.