

May 27, 2006

Mr. John Smith  
4616 S. Report St.  
Seattle WA.

RE: 12202 S. 272nd. St.  
Olympia, WA.

Dear Mr. Smith;

At your request, a visual inspection of the above referenced property was conducted on May 2, 2006. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. A copy of the executed Inspection Confirmation comprising our agreement for inspection services is addressed on site and/or included in the report binder. Please take time to read the agreement.

### **SUMMARY REPORT**

This summary report lists significant findings that in accordance with the American Society of Home Inspectors Standards of Practice, should be addressed. Each item listed in this summary report references a section of the full report where additional information may be found. Other findings are contained in the full report and we recommend you read it in addition to this summary. Call us immediately if any questions arise.

#### **1. ACTION ITEMS, SIGNIFICANT DEFECTS AND/OR HEALTH AND SAFETY ISSUES**

Non-operational (Action) items, safety or health issues, areas with limited viewing for proper inspection and components that do not serve their intended function (Significant Defects) are listed here. Sellers may be required to make repairs by some real estate contracts. Each of these items will likely require further evaluation and repair by licensed tradespeople. Competitive estimates should be obtained in lieu of any cost advice offered here. Consult with your Realtor or Attorney about the following items:

**Read entire report**

#### **BUILDING EXTERIOR**

The Foundation As Viewed From The Exterior

Condition

1. Several of the concrete blocks were crushed and/or damaged.

*SUGGESTION:* All damaged units need replacing.

#### Vinyl Siding

2. Sections of the vinyl siding were damaged.

*SUGGESTION:* We recommend repair or removal and re-installation by a siding contractor to industry standards.

This was observed on the Left Side.

#### Downspouts

Condition Loose/Detached/Clogged

3. The downspout(s) section(s) were detached.

*SUGGESTION:* The downspouts section(s) should be secured to restore normal function.

This condition was observed on the Front Side.

#### Fascia

Condition

4. Some sections of the fascia boards were damaged.

*SUGGESTION:* All fascia boards should be repaired or replaced to restore it to their proper function.

This condition was observed on Several sides of the dwelling.

#### Patio Covering

Condition

5. One or more of the panels in the patio were damaged to where replacement would be the most practical course of action.

#### Exterior Decks

Condition

6. Deteriorated, rotted and/or insect damaged deck boards were observed throughout the deck.

*SUGGESTION:* Replacement of all damaged board materials is recommended. The extent of damage to the deck members will not be known until repairs are in progress.

This was observed on the Front Side.

#### Exterior Deck Supports

7. Sections of the support posts for the deck are rot damaged, affecting the dependability of the deck/roof supports.

*SUGGESTION:* Replacement is recommend where necessary. A thorough inspection of all supports should be performed and replaced as necessary.

This was observed at the Rear Side.

#### Exterior Railings

Missing/Grip

8. No railings were provided where needed.

*SUGGESTION:* Railings should be installed with normal industry trade practices to reduce the potential for personal injury.

This condition was observed on the Front Side.

## Electrical

### Light Fixtures

9. Exterior light fixture is missing.

*SUGGESTION:* Replacement is recommended to restore the lighting in this area. This was observed on the Front Side.

## CRAWL SPACE

### Building Foundation

10. Major rotation and/or damage of the foundation was observed. This is common in an older foundation of this design. We observed related conditions suggesting the need for immediate repairs.

*SUGGESTION:* We recommend a contractor evaluate the condition and determine repairs.

### Mudsill

11. The mudsills were deteriorated in the Crawl Space.

*SUGGESTION:* A general contractor should evaluate the mudsill and determine what corrective action should be taken.

This was observed on Several Sides of the dwelling.

### Piers

12. The foundation pier(s) has been undermined in one or more sections.

*SUGGESTION:* All sections of the structure foundation which are undermined should be backfilled with approved material by a contractor. Generally, the soil under a pier should not be cut or excavated back more than 45 degrees.

This was observed on the Front Left Side of the foundation.

### Subflooring

13. There is a hole in the subflooring under the Hallway Bathroom, where the plumbing is installed. This area may allow possible pests to enter the Interior.

*SUGGESTION:* We recommend the hole be sealed with wood or steel wool to eliminate possible rodent and rodent entry.

## Electrical

### Wiring

14. Several uncovered junction boxes were observed in multiple areas.

*SUGGESTION:* The open junction boxes should be enclosed with an approved cover plates to comply with industry standards.

## Heating Air Distribution Ducts

### Condition

15. One or more of the ducts were damaged or crushed.

*SUGGESTION:* All damaged ducts or sections should be repaired or replaced as necessary.

#### Pest Control Issues In The Crawl Space

16. Form-wood, cardboard on the ground or around the piers and/or scrap wood was left on the soil or at the base of the foundation in the Crawl Space. Cellulose debris can easily harbor wood destroying organisms.

*SUGGESTION:* Removal of all wood or other material containing cellulose in direct contact with the soil is recommended, to reduce a condition conducive to infestation by wood destroying organisms.

16a. Evidence of rodent activity was discovered.

*SUGGESTION:* Bait and/or traps should be set and monitored. A exterminator should be called if needed.

#### GARAGE/CARPORT STRUCTURE

##### General Comments About The Roof

###### Condition

17. A examination of the roof's covering conditions, which we have noted in this report, have led us to the conclusion that the present roof's covering has reached the end of it's service life.

*SUGGESTION:* We recommend making provisions for immediate replacement.

#### ROOF

##### Gutters

###### Condition

18. Sections of the gutters were damaged.

*SUGGESTION:* All damaged, rusted or rotted gutters should be repaired or replaced in accordance with industry standards.

This was observed on Several Sides.

18a. Sections or all of the gutters were missing.

*SUGGESTION:* We recommend that all missing gutters be replaced.

This was observed on Several Sides.

###### Condition

19. The gutters were leaking at one or more joints.

*SUGGESTION:* All gutters joint sections should be repaired or replaced in accordance with industry standards.

This was observed on the Front Side.

##### Chimney On Roof

###### Condition

20. The chimney(s) was damaged or deteriorated and, in our opinion, was no longer in acceptable condition.

*SUGGESTION:* The chimney(s) should be replaced.

#### PLUMBING SYSTEM

##### Interior Water Supply

21. The hot water to several fixtures was off or minimal flow.

*SUGGESTION:* We recommend additional evaluation and correction of the condition to the fixtures.

## ELECTRICAL SYSTEM

### Notes On The Main Service Panel

#### General

22. The main service panel was inaccessible and was not inspected.

*SUGGESTION:* Industry standards require that an un-obstructed clear area be provided in front of the electrical panel.

#### Receptacles: Overall

23. Some of the cover plates for the receptacles were missing or damaged. This presents a risk to personal safety, particularly for small children.

*SUGGESTION:* For safety, the missing or damaged cover plates should be replaced to reduce this hazard.

#### Switches: Overall

##### Condition

24. One or more of the cover plates for the switches were missing and/or damaged. This can pose a personal safety hazard.

*SUGGESTION:* We recommend all damaged or missing cover plates be replaced.

## HEATING SYSTEM

### General Comments About The Heating System

25. No service record could be found on or around the heating system. It is common practice to post a service record of servicing on the heating equipment. Starting a record should be considered.

*SUGGESTION:* We recommend a heating contractor thoroughly clean and inspect the heating plant. Servicing would be appropriate prior to closing.

## WATER HEATER

### Temperature And Pressure Relief Valve

#### T-P Discharge Pipe

26. The discharge pipe for the temperature and pressure relief valve was too short.

*SUGGESTION:* For safety, the temperature and relief valve discharge pipe should terminate within 6" of the grade (ground).

#### Electrical Connections

27. The electrical connection was not properly secured to the surrounding area and/or the top of the tank.

*SUGGESTION:* This should be properly installed as per industry standards.

#### Seismic Restraint For The Water Heater(s)

28. The water heater lacked seismic restraint.

*SUGGESTION:* As an upgrade, the water heater should be secured to help limit damage and provide a source of usable domestic water in the event of a major earthquake.

## INTERIOR

### Overall Commentary On The Fireplaces/Stoves

#### Fireplace Damper

29. The damper in the fireplace was bent, rusted, defective, damaged and/or obstructed to a point where it was not operational in it's present condition.

*SUGGESTION:* We recommend the damper unit be replaced and properly install a new unit. After installation testing to ensure proper operation should be accomplished.

### Environmental Topics

#### Mold

30. Mold was observed on the inside of the structure.

*SUGGESTION:* Monitoring/ removing and/or testing will be required and/or consulting a mold specialist.

## BATHROOM(S)

### Components and Drainage

#### Toilet Loose with Floor Damage

31. The toilet was not securely attached to the soil pipe flange at the floor and evidence of water damage was observed.

*SUGGESTION:* A contractor should remove the toilet, inspect the floor damage, make proper repairs to the floor, and reset the toilet with a new wax ring.  
This condition was observed in the Upstairs Hallway Bathroom.

### Bathroom Floors

#### Condition

32. The sub-floor was damaged or deteriorated as a result of oversplash or a leaking seal.

*SUGGESTION:* The floor covering and any concealed subfloor damage should be repaired by a contractor.  
This condition was observed the Upstairs Hallway Bathroom.

### Cabinets/Countertops

#### Cabinets

33. The wash basins cabinets were not secure to the floor and/or wall.

*SUGGESTION:* The cabinet should be properly secured by a contractor.  
This condition was observed in Several of the Bathrooms.

## KITCHEN

### Information On The Dishwasher Drain Separation

#### Condition

34. The dishwasher drain had no air gap vent device as required. The dishwasher will function without it, but this installation does not meet modern plumbing standards.

*SUGGESTION:* We recommend the installation of an air gap vent device at the top of the sink.

### Kitchen Exhaust

35. The motor for the Kitchen ventilation has become heavily grease-laden. This can become a fire hazard.

*SUGGESTION:* Thoroughly cleaning is recommended.

35a. The filter(s) in the Kitchen ventilation were damaged or missing.

*SUGGESTION:* The filter should be replaced.

#### Floors

36. The floor in the Pantry area was damaged.

*SUGGESTION:* We recommend repair or replacement of all damaged areas.

### ROOMS

#### BASEMENT

##### Walls

37. A wall in this room is damaged and mold.

*SUGGESTION:* We advise that all damaged wall sections be repaired to its original condition.

#### BASEMENT SUMP PUMP

##### Condition

38. The sump is continuously filling with water. The water flow never ended even after multiple draining. There is a high water table and/or a continuous sub-surface runoff.

*SUGGESTION:* We recommend a specialist be retained to evaluate and determine a course of correction. The water flow condition is affecting the foundation.

## **2. MAINTENANCE ITEMS AND/OR COMPONENTS NEARING THE END OF THEIR SERVICE LIFE**

Any item that in the opinion of the inspector is nearing the end of its normal service life and/or conditions that need repair or maintenance, but have not affected basic function or significant defects are listed here. Purchase contracts usually require acceptance of aged components if they serve their intended function, though additional negotiation sometimes occurs. Consult with your Realtor or Attorney about any items listed here for which you have concerns:

**Read entire report**

### SITE AND GROUNDS

#### Driveway

##### Condition

1. The asphalt driveway was in marginally acceptable condition, but had weathered to a point where repair and preventive maintenance is necessary to prevent rapid deterioration of the surface.

*SUGGESTION:* Cracks could be sealed to prevent water intrusion and extend the effective service life of the existing pavement. Eventual replacement of the pavement by a qualified contractor is recommended.

### BUILDING EXTERIOR

#### Crawl Space Ventilation

2. The frames around the crawl vent screens were deteriorated and in the dirt. This leads to pest conditions.

*SUGGESTION:* We recommend that all affected wood frames be replaced. This was observed on Several Sides.

## Exterior Vegetation

3. Bushes were overgrown on one or more side(s) of the dwelling. This can lead to moisture intrusion and path for pest infestation.

*SUGGESTION:* The vegetation should be pruned or removed as part of the maintenance schedule to correct this condition.

## CRAWL SPACE

### Crawl Space Moisture

4. Evidence of moisture entry and periodic accumulation of water was observed in the Crawl Space area. The water is entering over the foundation footing. This suggests an inadequate or blocked footing drain system.

*SUGGESTION:* We recommend correction of this condition.

### Floor Insulation

5. There were several areas where the insulation has come loose, fallen down and/or damaged by rodents, leaving areas without insulation.

*SUGGESTION:* All displaced or improperly installed insulation should be secured back in place, and new insulation installed where necessary.

## ROOF

### Debris Considerations

6. Moss, lichen and/or debris from trees was observed on the roof surface. This will restrict drainage off the roof and into the gutters/downspouts.

*SUGGESTION:* Debris on the roof should be cleaned and removed to reduce the potential for damage to the roofing materials.

6a. Trees near the dwelling have overhanging branches and/or branches in contact with the roof surface, which may cause damage to the roof surface. This condition may also cause the obstruction of roof water runoff and is a access for rodents, animals and carpenter ants.

*SUGGESTION:* All overhanging or touching branches in contact of the roof surface should be trimmed to eliminate this condition.

## WATER HEATER

### Installation Standards

#### Condition

7. The water heater is installed directly on the concrete floor.

*SUGGESTION:* We recommend that the unit be drained and a Styrofoam pad be installed under the tank to help prevent moisture deterioration at the bottom of the tank.

## INTERIOR

### Overall Comentary On The Flooring

8. The floor sloped in one or more areas. This may be due to soil settling and/or age of structure settlement.

*SUGGESTION:* We advise monitoring for additional sloping or have a structural engineer evaluate for possible corrections.



## BATHROOM(S)

### Components and Drainage

#### Wash Basin Overflows and Drain Stops

9. The drain stops were missing from the wash basins.

*SUGGESTION:* All missing drain stops should be replaced to restore full function. This was observed in Several of the Bathrooms.

### Water Supply And Plumbing

#### Tub/Shower Caulk Gap

10. The faucet or spout for the bathtub/shower had a gap and could cause leaking behind the wall.

*SUGGESTION:* We recommend the spout and/or faucet be tightened and/or joint sealed to prevent leakage.

This was observed in the Hallway Bathroom.

## 3. FOR YOUR INFORMATION AND OTHER ADVISORIES

Information that in the opinion of the inspector are worthy of bringing to your attention. In addition other helpful items taken from the report are listed below. We routinely recommend additional information be obtained from sellers or other qualified persons where the inspection has concerns:

**Read entire report**

## INFORMATION NOTES

### Important Information on the Scope of This Inspection

1. *NOTE:* The presence or extent of building code violations was not the subject of this inspection nor was it included in this report. This is not a "Code Inspection". No warranty is offered on the legal use, or uses, of this building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

*NOTE:* Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection. We recommend review of all appropriate public records by the client, or the client's agent, should this information be desired.

*NOTE:* The presence of extensive furnishings, personal items and decorations necessarily limited the scope of the inspection. For instance, the placement of furniture prevented access to every receptacle.

We recommend the purchaser conduct a thorough pre-closing walk through inspection immediately before the close of escrow.

### Summary Comments About The General Construction Of The Dwelling

2. Based on the inspectors observations, this dwelling was judged to be of standard quality, in need of maintenance, minor repairs or upgrades for a dwelling of this age. Information of the conditions have been described in this report. Some additional reportable conditions will, in all likelihood, be discovered in the course of repairs or upgrading.

**We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.**

## SITE AND GROUNDS

### Vegetation Considerations

3. The encouragement of vegetation in close proximity to structure is contrary to the best interests of the structure. If foundation plantings are healthy and their roots are kept moist from irrigations, the moisture is held close to the foundation causing deterioration of the concrete, cracking and often leading to possible water penetration of Crawl Space or Basement. Foundation plants and trees should be located so that their branches and roots will be several feet away from the building when they are fully grown.

Existing shrubs and trees that encroach upon the dwelling should be cut back and new plantings put in that will not encroach on the dwelling. As the new plantings grow, the older vegetation can be removed.

### General Comments

4. The Exterior Sites and Grounds were inspected adjacent to the structure only. Any exceptions that need addressed will be noted above or in the Summary Review.

## BUILDING EXTERIOR

### Gas Meter/Piping Installation

5. A proper emergency seismic shut off wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut off the gas to the entire dwelling.

### Pest Control Considerations

6. Wood and/or firewood was observed to be stored directly on the ground near, or in direct contact with the dwelling. This creates a condition conducive to wood destroying organisms.

*SUGGESTION:* Ideally the wood should be stacked with an approved clearance to prevent damage from WDO's.

### Pest Control Topics

#### Conductive Elements Information

7. Information from the WSDA, a six inch (6") clearance should be maintained between the earth and any wood siding. This will assist in not allowing wood destroying organisms and pests in not entering the dwelling.

A 12" clearance is recommended for vegetation near the siding of the dwelling. This will assist in keeping pests from the siding, and, damage to the siding from wind whipped branches.

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator or exterminator in the future. We report current visible conditions only and cannot render an opinion regarding their cause or remediation for the future.

## CRAWL SPACE

### Interior Water Supply Piping

8. The exposed and accessible supply piping in this area were not insulated.

*SUGGESTION:* It is recommend that all exposed sections of the supply pipes be protected with foam insulation to prevent possible damage from freezing during colder weather.

### Pest Control Topics

#### Ants/Termites/Beetles

9. Conditions in the Crawl Space were conducive to various types of wood destroying organisms.

*SUGGESTION:* We advise that all conducive conditions be eliminated.

## ROOF

### General Comments About The Roof

#### Maintenance

10. All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

**The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions during the inspection.**

## PLUMBING SYSTEM

### Water Pressure

11. Functional flow of the water at the various fixtures was judged to be adequate. A moderate drop in the flow was observed when several fixtures were operated at the same time. It is the inspector's opinion that this condition was within acceptable tolerances.

*SUGGESTION:*We advise monitoring the functional flow and replacing the siding when necessary.

## INTERIOR

### Notes On Smoke Detectors: Overall

#### Smoke Detectors Upgrades

12. The latest standards require that smoke detectors be installed in all Bedrooms and Hallways leading to Bedrooms, or if any significant remodeling is done.

*SUGGESTION:* Whether or not installation is required, upgrading for fire safety should be considered.

## BATHROOM(S)

### Caulking Maintenance Information

13. Maintenance of the caulking around the bathtubs and showers is extremely important, especially at the points where the bathtubs and showers meet the floor. Failure to maintain a water-tight seal at these locations will often result in damage to floor covering and subflooring.

The use of high quality sealant such as "Polyseamseal", "GE Sanitary Silicone" or "Dow Corning 786" is recommended for bathroom caulking. Generic silicone, latex and latex with silicone-sealants are inferior to these premium products and their use in bathrooms is not likely to produce dependable results.

Other minor items may also be noted in the attached report and each should receive eventual attention, but none affect the habitability of the house, unless noted, and their correction is typically considered the responsibility of the purchaser. Most are the result of normal wear and tear. This summary report should not be relied on as a substitute for reading the entire attached report.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Please read the entire report carefully.

Sincerely,

George Rinehart  
RINEHART INSPECTION SERVICES LLC