

INSPECTION SERVICES NORTHWEST

Solution Oriented Inspections
"We See Things Differently."

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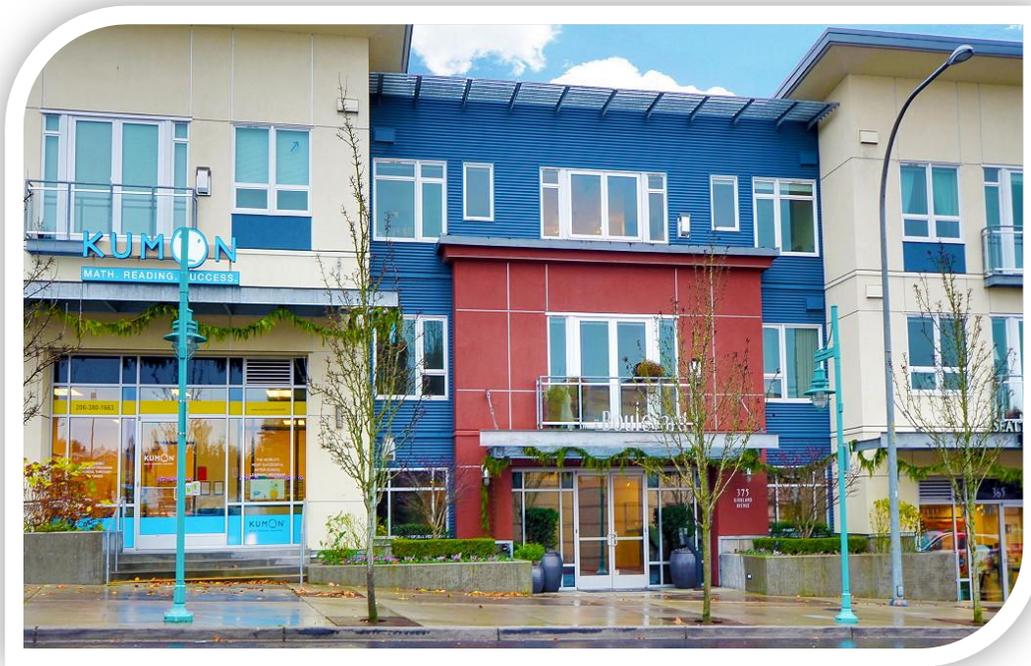
ASHI

ICN# _____3003AQ007 Inspector: Wade Pennington WSHI #326 WSDA #49240 Inspector: Jeff Longaker WSHI #342 WSDA #68893 Dan Short WSHI #736 WSDA #81116
Inspector: Neal Strobel WSHI #609 WSDA # 81117 Joe Gerardi WSHI#687 WSDA#82634

CONFIDENTIAL INSPECTION REPORT FOR THE PROPERTY LOCATED AT:

375 Kirkland Ave. #211, Kirkland, WA

INSPECTION COMPLETED ON: JANUARY 14TH, 2013 @ 1PM



EXCLUSIVELY PREPARED FOR:

Mr. Hyeon Kang

REPRESENTED BY:

Mr. Maynard Wagner

RSVP Real Estate

THIS AGREEMENT IS NOT TRANSFERABLE AND IS FOR THE SOLE USE OF THE CLIENT NAMED ABOVE.
3210 SW 166th St. Seattle, WA 98166 (206) 241-8087 – Wade@emailisn.com

www.inspectionsservicesnorthwest.com

3210 SW 166th Street - Seattle, WA 98166

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INSPECTION CONTRACT

THIS AGREEMENT by and between Inspection Services Northwest Inc. (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." **The Parties Understand and Voluntarily Agree as follows:**

OUTSIDE THE SCOPE OF THE INSPECTION:

Any area, which is not exposed to view, concealed, or inaccessible because of soils, walls, floors, carpets, ceilings, furnishings, or for any other reason is not included in this inspection.

This inspection does not include any destructive testing or dismantling. The client agrees to assume all the risks for conditions, which are concealed from view at the time of inspection.

This is not a warranty, guarantee, insurance policy or substitute for real estate transfer disclosure, which may be required by law.

Whether or not they are concealed, the following are outside the scope of this inspection:

- Building code, electrical code, plumbing code, zoning violations or any other code violations.
- Geological stability or soils conditions. Structural stability or engineering analysis.
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards unless included by separate report including laboratory analysis.
- Building value appraisal.
- Underground piping or components.
- Specific components noted as being excluded on the completed inspection forms.
- Private water or private sewage systems.
- Adequacy or efficiency of any system or component.
- Tenant owned improvements, partition wall systems and their components.
- Any equipment not used specifically in the operations and maintenance of the buildings.
- Termites, pests, or other wood destroying organisms
- Condition of detached buildings
- Pools or spa bodies and underground piping or components
- Saunas, steam baths, hot tubs and their fixtures and equipment
- Radio controlled devices, automatic gates, elevators, lifts, dumb waiters, and thermostatic or time clock controls
- Water softeners and purifier systems or solar heating systems
- Internal furnace components not accessible through visual inspection
- Freestanding appliances
- Security systems
- Personal property

(Some of the above items may be included in this inspection for additional fees. Check with your inspector.)

The client agrees that any comment on life expectancy of any component is subjective in nature and is only the opinion of the inspector. It is not possible to determine exact life expectancy of any building component.

THE SCOPE OF THE INSPECTION AND LIMITS OF LIABILITY:

The scope of this inspection is limited to visual inspection of the general systems and components of the home to identify any system or component listed in the report that may be in need of immediate major repair. The inspection will be performed in compliance with the standards of practice as outlined by the American Society of Home Inspectors (ASHI). The scope of this report is limited to the items listed in the table of contents of this report.

1. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

Inspection outline:

2. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

3. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

4. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises before any demolition or repairs are completed. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

5. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

6. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

7. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Acceptance of contract:

The above prices, specifications and conditions are satisfactory to me and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signatures sent by facsimile transmission shall be construed as originals

Date of Acceptance: _____ Client/Purchaser

Date of Acceptance: _____ Client/Purchaser

Date of Acceptance: 1-14-13 ISN INC.



PLEASE PRINT CLEARLY

Name(s): _____

Street: _____

City: _____

State: _____ Zip: _____

Email: _____

Referred from Agent: _____ Friend: _____ Website: _____ Flyer: _____ Other: _____

Introduction

- The major components of the subject property have been inspected, including but not limited to structural components, electrical system, roofing system, plumbing system, foundation, and heating system. All systems are analyzed for general operation. This report does not intend to report on all cosmetic aspects of the building or report findings which are not degrading the property at the time of inspection.
- Our inspection was made visually. Accordingly, conditions that would require inspection by physical means may not have been disclosed.
- This report shall not be deemed a warranty or representation that the premises or fixtures or contents thereof are in a particular state or condition or comply with the requirements of law or are suitable for any particular use, but solely that the same appeared as described herein at the time of our inspection.
- Except as expressly stated in this report, no opinion is given as to any future condition of the premises, fixtures or contents, and where such opinion is given it is understood the same shall not be construed as a representation of warranty. Liability with respect to this report shall be limited to any damages resulting from negligence and shall not exceed the amount of compensation for preparation of this report.
- Any areas that are inaccessible to the inspector will not be included in this report. At the client's request, the inspector will return, at additional cost, to complete the inspection once access is available.
- The client must keep in mind that immediate repairs required are listed to guide the client in the decision making process. This list should in no way be taken as a list of all areas of concern, but rather a list of the repairs deemed most important in the opinion of the inspector. The client should inspect the

property, review the complete report carefully and read the disclosure form as completed by the seller, then draw his or her own conclusions of the repairs required to suit his or her current needs.

- This report does not cover the existence of lead paint. If lead paint analysis is required, it can be supplied under a separate report and for additional cost.
- This report does not cover the existence of asbestos. If asbestos analysis is required, it can be supplied under a separate report and for additional cost.

UNDERSTANDING THE FORMAT OF THIS REPORT

This report consists of 15 sections covering numerous aspects of the construction and condition of the property on the day of the inspection. Each section is broken into the following format.

1. THE BODY OF THE SECTION

This area uses a narrative form to outline the type of construction and the general condition of the items in the category. This section also lists areas that will need, at some point, the attention of the homeowner.

2. IMMEDIATE REPAIRS SUGGESTED SECTION

This section outlines the suggested repairs requiring immediate attention. Items listed in this area are the items, in the inspector's opinion, that require either complete replacement or repair to stop any ongoing degradation of the property.

Key

The sliding bar: The sliding bar used in most sections of the report is used to highlight the general condition and effective life of each component. This bar is used in conjunction with the narrative findings. Items in the green section of the bar are in excellent to good condition with little or no signs of wear. The items in the yellow section are showing signs of normal wear or are chronologically at the middle of their effective lives. Items in the red section are either at or near the end of their effective life and could require replacement or repair in the short term. An item in need of a specific repair may be in good overall condition.



Good/ Green: An item listed in good condition means that there were no visible signs of abnormal wear or damage and that the item is in good functional condition at the time of the inspection. The item may show signs of normal wear for its age.

Fair/ Light green: An item listed in fair condition means that the item does show signs of wear and that it is in functional condition at the time of the inspection.

Monitor/ Yellow: Any item listed as requiring monitoring is a system that is in poor operating condition and could require substantial repair or replacement at any time.

Repair/ Orange: An item listed as past its effective life is operating at the time of the inspection but has been in use for a longer period than its usual life expectancy, and may require replacement at any time.

Repair/Red: An item listed as past its effective life is operating at the time of the inspection but has been in use for a longer period than its usual life expectancy, and may require replacement at any time.

summary

PRESENT AT INSPECTION:

Mr. Hyeon Kang	Purchaser
Mr. Maynard Wagner	Purchasers' Agent
Mr. Jeff Longaker	Inspector

PROPERTY SUMMARY

This summary sheet is provided for the purchaser's convenience. The purchaser must read the full report, do his or her own investigation and draw his or her own conclusions as to whether the property meets his or her needs. This report only details the condition onsite at the time of inspection. No assessment of future conditions is stated or implied. This report is limited to the findings made by a visual inspection of the home. Any items that are hidden from view are not covered in this report. If this report calls for a re-inspection, then this report must be considered incomplete and all information supplied in this report is subject to revision. It is the purchaser's obligation to call for re-inspection of any areas that were inaccessible at the time of the inspection.

ALL REPAIRS SUGGESTED IN THIS REPORT SHOULD BE COMPLETED BY A LICENSED CONTRACTOR IN THE APPROPRIATE FIELD.

WASHINGTON STATE LAW REQUIRES ALL SELLERS OF OWNER OCCUPIED HOMES TO INSTALL A CARBON MONOXIDE DETECTOR IN THE HOME AT THE TIME OF SALE. THIS DOES NOT APPLY TO VACANT HOMES, ONLY HOMES CURRENTLY OCCUPIED BY THE SELLER.

THIS TABLE OF CONTENT HAS HYPER TEXTED PAGE NUMBER. JUST HOLD DOWN THE CONTROL BUTTON WHILE YOU MOUSE CLICK ON THE PAGE NUMBER AND YOU WILL BE TAKEN TO THAT SECTION OF THE REPORT.

Condominium common areas: Although the exterior components of the building that the subject unit is in are inspected to determine if any major concerns are visible, the common areas of the complex are outside the scope of this inspection. The purchaser must gather all information regarding any special assessments relating to exterior components that are in place or that may be charged. Any area of the complex that falls under the HOA is excluded from this report. This information should be supplied to you by the seller or directly from the Home Owners' Association.

IMMEDIATE REPAIRS SUGGESTED:

HOME OWNER'S REPAIRS: The individual unit owner is generally responsible for corrections under this heading.

SECTION 9: BATHROOMS: RE-CAULK THE TUB TO FLOOR JOINT IN THE BATHROOM. GROUT AND OR CAULK ALL VOIDS LOCATED IN THE BATHTUB AREAS TO PREVENT WATER MIGRATION INTO THE WALL SUBSTRATE.

THE BATHROOM CEILING VENT FAN IS OUT OF BALANCE OR FAILING, COMPLETE ANY AND ALL REPAIRS FOUND TO BE REQUIRED TO ENSURE PROPER OPERATION.

SECTION 13: ELECTRICAL: REPAIR THE INOPERABLE LIGHT FIXTURE LOCATED AT THE BASE OF THE MICROWAVE. THIS MAY BE AS SIMPLE AS REPLACING THE LIGHT BULB.

THE BEDROOM CEILING FAN IS OUT OF BALANCE AT MEDIUM TO HIGH SPEEDS, COMPLETE ANY AND ALL REPAIRS FOUND TO BE REQUIRED TO ENSURE PROPER AND SAFE OPERATION.

HOME OWNERS' ASSOCIATION REPAIRS: These items should be brought to the attention of the association. The individual unit owner is generally not responsible for corrections under this heading.

SECTION 3: EXTERIOR: RE-CAULK ALL FAILING CAULKING AS LOCATED AT THE SIDING BUTT ENDS, FACE NAILING, WINDOW AND TRIM SYSTEMS AND AS FOUND TO BE REQUIRED TO PREVENT WATER MIGRATION INTO THE SIDING MATERIAL AT ALL SIDES OF THE STRUCTURE.

SECTION 14: PLUMBING: THE BUYER SHOULD GATHER ALL INFORMATION FROM THE HOA REGARDING THE CURRENT LAWSUIT INVOLVING THE PLUMBING SYSTEMS AND ANY OTHER INFORMATION RELATED TO ANY FUTURE SPECIAL ASSESSMENTS OR REPAIRS THAT WILL BE REQUIRED.

MAIN CONTROL LOCATIONS

Electrical service location:

Bedroom

Water temperature as tested at the kitchen faucet:

120° Fahrenheit

Ground fault reset for the bathrooms:

Main

For the purposes of this report, the structure faces:

North

Weather conditions:

Dry, Approximately 35 degrees

GROUNDS AND OUTDOOR SPACES

1. LANDSCAPING, DRIVES, FENCING, GRADING

The landscaping is inspected for any unsafe conditions including dead or dying tree branches, plant or shrubs too close to the structure, pitch of the land in relation to the structure, abnormal cracking, sinking drives or walks and the general condition of fences. It is beyond the scope of this report to comment on any property boundaries. Deciduous trees cannot be analyzed for dead branches at certain times of the year.

IRRIGATION SYSTEMS ARE EXCLUDED FROM THIS REPORT.

Condition of the lawn and landscaping: General landscaping conditions are noted to recognize adverse conditions that relate to the condition of the structure.



Condition of fences: Fences in poor condition and in need of repair will be noted, but not listed for repair. Fencing does not affect the living structure.



Condition of driveways and other impervious surfaces: Cracking and settling of driveways and walks is normal, particularly in older homes. Large cement pours without expansion joints will crack and settle with age. Only severe adverse conditions will be noted for immediate repair.



Grading: Proper grading of the landscape requires that all ground be positively sloped away from the structure. This is to ensure ground water is directed away from the structure and does not either pool against the foundation or enter the foundation crawl space. In some cases, the landscape has matured with an improper slope but has not had any adverse effect. In this case, no repair will be suggested.



Earth to wood contact: Earth to wood contact occurs when the finish ground grade level is too high around the perimeter of the structure. This allows moisture to migrate from the ground or landscape material into the siding and framing material and will over time cause fungal decay of the materials. This repair will be noted even if damage has not yet occurred to avoid future damage.

None

Exterior plumbing protected from freezing:

No

IMMEDIATE REPAIRS SUGGESTED:

SECTION 1: LANDSCAPING: NONE

2. OUTDOOR SPACES, DECKS, PORCHES

This area lists all information on porches, decking, gazebos, and any other outdoor structures attached to the main structure. Outbuildings are not included in this report. The general condition of the deck, porch, or patio is inspected for any decay or damaged material. Inaccessible, unsafe or decks less than five feet off the ground will not be inspected and or excluded from this report.

Decking information:

http://www.hometime.com/Howto/projects/decks/deck_1.htm

<http://www.vadeck.com/>

<http://www.diynetwork.com/topics/decks/index.html>

Structure type:

Attached deck

Condition of flooring: The visible deck flooring material is inspected for damage and decay. In most cases, some sections of the deck structure will be inaccessible because of grade or enclosures. Inaccessible areas are excluded from this report. Minor decay that does not affect the structural integrity or use of the deck system will not be listed for immediate repair.



Was the deck substructure accessible?

Inaccessible deck areas are excluded from this report.

The deck structure was accessible

General condition of structure: A complete analysis of the structural integrity of the deck and components is beyond the scope of this inspection. If any deck is to be used for any purpose that increases the deck loads, the deck should be checked by a licensed contractor using load calculations to determine if the deck meets the proposed needs.



Railings: Older decks with guardrails that do not meet current standards will not be listed for upgrading. If the deck guardrails do not meet current safety standards, it is recommended that the purchaser upgrade the railing if any repairs are completed to the deck. Deck guardrails should have no openings at the railing spindles or at the bottom of the



railing more than four inches wide. Deck guardrails should be 42 inches high. These requirements can change in local codes, check with the local building department if you are replacing a railing system.



Are deck railing 42 inches high with no openings more than 4 inches wide:

No

IMMEDIATE REPAIRS SUGGESTED:
SECTION 2: DECKS PORCHES: NONE

BUILDING EXTERIOR

3. EXTERNAL WALL COVERINGS

The external wall coverings are inspected from the ground for general condition, condition of paint, any missing components or flashing, and excessive gaps between the siding and window trim. The fascia and soffit systems are inspected from the ground for venting and any signs of moisture buildup in the attic area.

Siding Material: Destructive testing or dismantling of the siding system is beyond the scope of this inspection. Problems related to wall flashing, window flashing, and house moisture barrier must be excluded from this report because of their hidden nature. If our visual analysis of the exterior or interior building components indicates a problem related to the siding or moisture barrier, invasive testing of the system should be performed by a licensed contractor or expert in the field. Older homes that have been upgraded with the installation of a second layer of siding over the original layer limit the effectiveness of a visual inspection. The original siding material may have damage that is hidden from view.

Cement board / Stucco / Metal panel

Further information: <http://architecture.about.com/od/sidingconstruction/>

Condition: The siding material is inspected for any substantial damage, missing components signs of material failure, decay or other visible damage. Identification of the type of material used and the manufacturer will be attempted if it is a manmade composite material. If the material is subject to a known class action suit, the appropriate contact information will be listed. It is outside the scope of the inspection to determine if a material is or is not eligible for a claim or monetary compensation.



Paint: The general paint condition is noted. Any areas of failing paint will be listed for immediate repainting.



Further information: <http://www.generalpaint.com/>

Eaves, soffit and fascia condition:

The roof eave system is inspected for any water damage, bird damage or attic vent screen damage.



Window material:

Vinyl

Window glazing:

Double pane

Decay:

Visual analysis of the siding condition and decay is limited to the area accessible from the ground. Destructive testing, which is beyond the scope of this report, may be required to reveal hidden decay in window frames or wall systems.

None visible

Further information: <http://www.forestprod.org/cdromdemo/wp/wp4.html>

Caulking condition: Older homes do not generally have caulking material installed at the windows and trim work. Newer homes have a bead of caulking used to seal the gaps between the windows, doors and trim work. If the caulking has failed in these areas, or if the area is not caulked and is a possible water migration joint, caulking will be required.



Failing siding caulking: All areas of failing caulking at the butt end of the siding, at the window and trim areas and at all face nailing must be re-caulked to stop water migration damage to the siding material. All composite siding material can be subject to failure from water migration. This process should be done at the driest period of the year to ensure that the water content of the wood does not affect the bonding of the caulking.



RE-CAULK ALL FAILING CAULKING AS LOCATED AT THE SIDING BUTT ENDS, FACE NAILING, WINDOW AND TRIM SYSTEMS AND AS FOUND TO BE REQUIRED TO PREVENT WATER MIGRATION INTO THE SIDING MATERIAL AT ALL SIDES OF THE STRUCTURE.

Further information: <http://www.doityourself.com/stry/weatherizecaulking>

Exterior outlets:

Yes

IMMEDIATE REPAIRS SUGGESTED:

SECTION 3: EXTERIOR: RE-CAULK ALL FAILING CAULKING AS LOCATED AT THE SIDING BUTT ENDS, FACE NAILING, WINDOW AND TRIM SYSTEMS AND AS FOUND TO BE REQUIRED TO PREVENT WATER MIGRATION INTO THE SIDING MATERIAL AT ALL SIDES OF THE STRUCTURE.

4. ROOFING, CHIMNEY EXTERIOR AND GUTTERS

The roofing is inspected for signs of excessive wear, cracked or missing flashing, sub-standard application of roofing material, and sub-standard roof penetrations. This inspection should in no way be taken as a warranty that the roof is or will be free of leaks. Some roofs are inaccessible because of weather conditions or pitch. Weather conditions limit the effectiveness of a visual inspection; active leaks could be hidden from view.

IT IS AT THE SOLE DISCRETION OF THE INSPECTOR TO DETERMINE IF THE ONSITE CONDITIONS AT THE TIME OF THE INSPECTION ALLOW THE ROOF TO BE WALKED OR ANALYZED FROM THE GROUND.

Roofing information:

<http://www.nrca.net/consumer/homeowners.aspx>

<http://www.cedarbureau.org/>

<http://www.roofhelp.com/>

<http://www.roofhelp.com/preventativemaintenance.htm>

THE ROOFING SYSTEMS WERE INACCESSIBLE AT THE TIME OF THE INSPECTION. INACCESSIBLE AREAS ARE EXCLUDED FROM THIS REPORT.

Roofing material:

Unknown

IMMEDIATE REPAIRS SUGGESTED:

SECTION 4: ROOFING: NONE

5. THE GARAGE OR CARPORT

Garage Information: <http://doityourself.com/garage/index.shtml>



Nature of structure:

Underground

Condition of garage:

Good

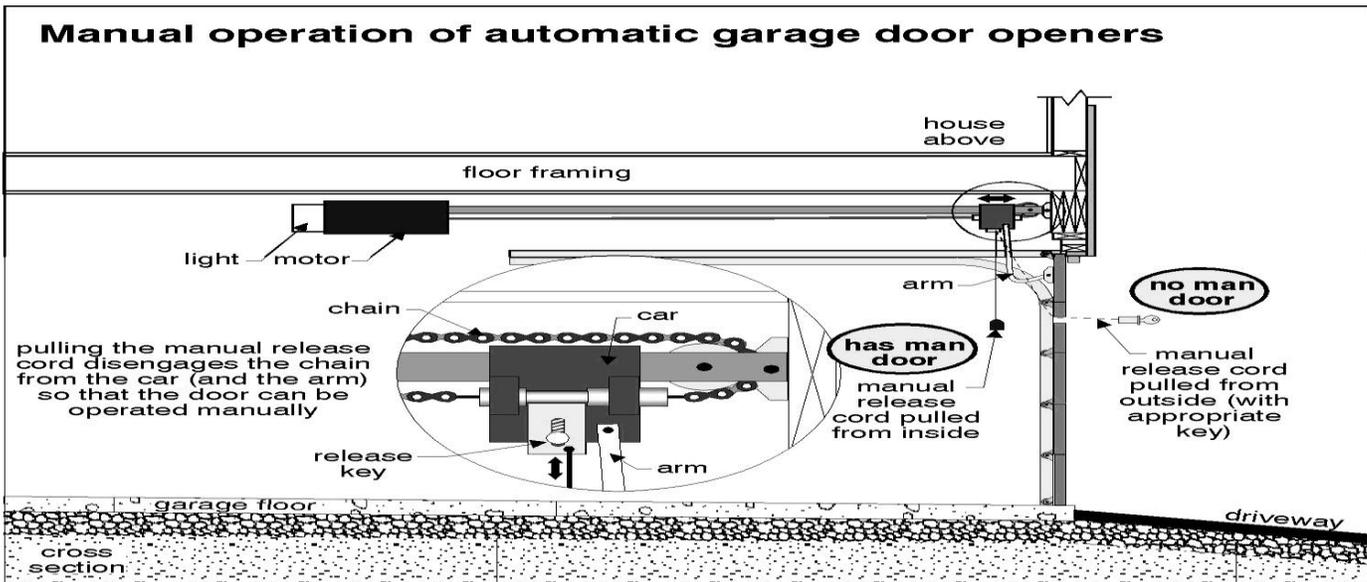
Other concerns:

None

Garage door operation:



Further Information: <http://www.statefarm.com/consumer/vhouse/articles/garage.htm>



Decay:

None visible

Firewall present:

Yes

Fire door:

Unknown

IMMEDIATE REPAIRS SUGGESTED:
SECTION 5: GARAGE: NONE

BUILDING INTERIOR

6. FOUNDATION AND STRUCTURAL SYSTEM

This area includes all sub-structures, footings and support structures. It must be noted that under most circumstances inspection of all portions of the sub-structures is not possible. Any problems that are visible during the inspection will be noted, and a structural inspection may be required if there are potential problem areas. No representations as to the conditions or stability of soils, footings or foundations are made, other than to note any shifting or sinking that may have occurred as of the date of this inspection. The subflooring may not be accessible. Any area that is determined to be unsafe or inaccessible by the inspector will not be inspected. If any area of the crawl space is inaccessible, it is the client's responsibility to call for re-inspection after access has been provided. Failure of the client to call for re-inspection shall deem this inspection incomplete. The client agrees to assume the risk for any damage incurred.

The analysis of foundation systems will not include bringing older structures to current standards. Older structures may show signs of substantial settling or compression of materials that have occurred over the years that do not require repair or replacement under current use, but may require substantial repair or even replacement if any work

is completed that affects the current conditions. Older foundation systems will not meet current workmanship standards. This report cannot identify or report the upgrading or repairs required to bring older foundations to current standards.

Nature of foundation:

Basement, slab on grade

Foundation material:

Poured concrete

Exterior wall type:

Wood

Floor Structure:

Unknown

Dampness and decay: Weather conditions at the time of the inspection will affect the amount of water in the crawl space. It is common for small amounts of migratory water to be present in the crawl space during the rainy season. This report only covers the condition of the crawl space at the time of the inspection.

None visible

Signs of previous water migration were noted.

Basement or Foundation walls:

No signs of settling

Subflooring: It is common for some areas of the subflooring to be inaccessible because of insulation or for other reasons. These areas are excluded from this report.

Inaccessible in some areas, inaccessible areas are outside the scope of this inspection.

General condition of foundation:

Good

Sump pump present:

Unknown

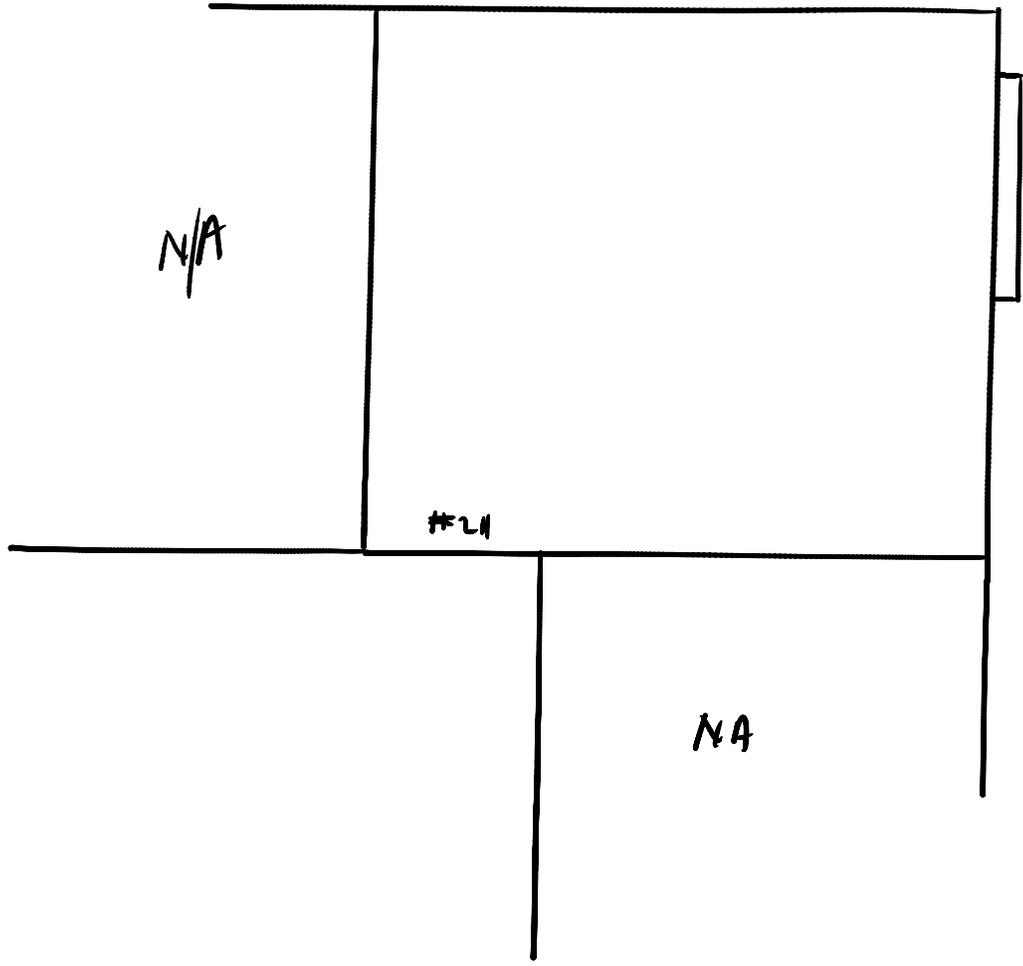
IMMEDIATE REPAIRS SUGGESTED:
SECTION 6: FOUNDATION: NONE

7. PEST REPORT

The pest report only covers items related to wood destroying organisms (WDO) and conducive conditions related to wood destroying organisms. Although we may comment on problems related to other pest activity this report is not intended to provide a detailed report off all issues related to pest activity.

This report shall only act as a preliminary report if findings related to WDO are called out and they require further analysis or repair. A final report can be issued under a separate report and for an additional fee if, after all work is complete and a re-inspection, finds that no further repairs are required.

IMMEDIATE REPAIRS SUGGESTED:
SECTION 7: PEST: NONE



Earth to wood	EW		Foundation vent	FV		
Rot fungus	RF		Failed caulking	FC		
Carpenter ants	CA		Inaccessible areas	IA		
Termites	T		Inadequate Clearance	IC		
Anobiid beetles	AB		Inadequate Ventilaton	IV		
Conducive debris	CD		Moisture ants	MA		
Crawl space access	CSA		Other wood infesting beetle	OB		
Dampwood termites	DT		Rot Fungus	RF		
Excessive moisture	EM		Restricted gutter	RG		
Earth to wood Contact	EW		Vegitation contact	VC		
Subterranean termites	ST		Plumbing waste line leak	WL		
Plumbing supply leak	PL		Missing splash blocks	SB		
Failed caulking	FC		Sub-floor	SF		
Standing water	SW		Sill plate	SP		

8. INTERIOR

Cosmetic damage will not be noted during this inspection. The purchaser should make his or her own observations of cosmetic damage and any required repairs. Areas blocked by personal property, including but not limited to wall and floor surfaces, cannot be inspected and are excluded from this report.

Window egress (bedrooms): All bedrooms should have windows that are large enough and in operating condition to allow for an escape route during emergency. It is advised that care should be taken moving your family into a new home. Go over your emergency escape plan when you first move in. Pick a meeting place away from the structure and any hazards. This way, in an emergency you will know if anyone was unable to escape the building.

Yes

Further information: <http://www.nfpa.org>

Window operation: Only a representative number of windows will be tested for proper operation.

Good

Window condition: This refers to the general condition of the windows. Cosmetic damage including damaged or missing screens will not be included as repairs. In older homes inoperable windows may be noted but will not be called out for repairs.



www.inspectionsservicesnorthwest.com

3210 SW 166th Street - Seattle, WA 98166

Further information: http://www.hometime.com/Howto/projects/window/win_1.htm

Surface condition of the walls:



Surface condition of the ceilings:



Stairs:



Doors:



Fireplace:

Good Metal lined insert Gas insert

Further information: <http://www.doityourself.com/fireplace/index.shtml>

Smoke detectors: It is beyond the scope of this report to establish if the current smoke detectors are working properly. The homeowner should check the operation of the smoke detectors on a weekly basis. It is suggested that the homeowner speak with the local fire department about this and other special concerns that might relate to the subject property.

Carbon Monoxide: It is highly recommended that all houses with combustion appliances be equipped with Carbon Monoxide detectors.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 8: INTERIOR: NONE

9. BATHROOMS

Bathrooms are inspected for any signs of water damage, moisture damage, water leaks, material decay or rot, and missing or separated caulking. Items concealed from view for any reason are not included in this report. This includes items under floor coverings or obstructed by personal property or for any other reason. Water pressure is tested with multiple fixtures open for pressure and volume. Vent fans are tested and vent lines are inspected where accessible.

Bathroom plumbing: http://www.hometime.com/Howto/projects/bathroom/bath_1.htm

Plumbing fixture condition:



Water closet flush valve condition:



Further information: <http://www.howstuffworks.com/toilet1.htm>

Water pressure test:

Good

Shutoff valves for fixtures:

Yes

Electric outlets: All electrical outlets in reach of a water source should be protected by a Ground Fault Circuit Interrupt. This circuit will cut the power to the outlet in the case of an electrical short.

Protected

Further information: <http://www.howstuffworks.com/question117.htm>

Tub enclosures type: One-piece tub enclosures severely limit the effectiveness of visual inspection. Water migration damage could be hidden from view. Although tested are completed it cannot always be determined if water migration damage is present.

Stone

Grout and caulking condition:



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Re-caulk at tubs: Water migration into the walls and subflooring causes fungal decay of the sidewalls and flooring. This damage is hidden from view by finish material. Although tests are completed to try to determine if there is damage present, some damage may still be hidden. The correction required to stop further damage is to seal all water migration points to stop any further damage.



RE-CAULK THE TUB TO FLOOR JOINT IN THE BATHROOM. GROUT AND OR CAULK ALL VOIDS LOCATED IN THE BATHTUB AREAS TO PREVENT WATER MIGRATION INTO THE WALL SUBSTRATE.

Bathroom ventilation:

Fair



THE BATHROOM CEILING VENT FAN IS OUT OF BALANCE OR FAILING, COMPLETE ANY AND ALL REPAIRS FOUND TO BE REQUIRED TO ENSURE PROPER OPERATION.

IMMEDIATE REPAIRS SUGGESTED:

SECTION 9: BATHROOMS: RE-CAULK THE TUB TO FLOOR JOINT IN THE BATHROOM. GROUT AND OR CAULK ALL VOIDS LOCATED IN THE BATHTUB AREAS TO PREVENT WATER MIGRATION INTO THE WALL SUBSTRATE.

THE BATHROOM CEILING VENT FAN IS OUT OF BALANCE OR FAILING, COMPLETE ANY AND ALL REPAIRS FOUND TO BE REQUIRED TO ENSURE PROPER OPERATION.

10. KITCHEN

The kitchen is inspected for any unsafe conditions and functional operation of appliances. The limited time on site may not allow full operation of the dishwasher.

Kitchen design: <http://www.thisoldhouse.com/toh/knowhow/kitchen>

Water temperature as tested at the kitchen faucet:

120° Fahrenheit

Refrigerator:



Further information: <http://www.howstuffworks.com/refrigerator.htm>

Stove:



Dishwasher:



Garbage disposal:



Further information: http://www.allabouthome.com/tips/appliances/garbage_disposals.html

Counter top condition:



Cabinet condition:



Sink:



Faucets:



Ventilation:



Outlets:

All electrical outlets in reach of a water source should be protected by a Ground Fault Circuit Interrupt. This circuit will cut the power to the outlet in the case of an electrical short.

Protected

IMMEDIATE REPAIRS SUGGESTED:
SECTION 10: KITCHEN: NONE

11. ATTIC AREA

The attic area consists of the area between the top finished ceiling area and the under side of the roofing. This area is inspected for any signs of past or present water damage, moisture buildup, decayed material, and insect infestation.

All accessible areas are visually inspected and the insulation depth and adequacy of ventilation are noted. All attics have some inaccessible areas; low-pitched attics may be inaccessible. ATTIC AREAS WITH LOOSE FILL INSULATION ARE NOT SAFE TO WALK, INACCESSIBLE AREAS ARE EXCLUDED FROM THIS REPORT.

Insulation information: <http://www.doityourself.com/stry/h2weatherize/>

Access type:

None

Leak evidence: During dry periods it may be impossible to determine if previous leaks are have been properly repaired. It is impossible determine that the roof will be free of leaks in all weather conditions. Repair will be required if there are indications that leaks have not been repaired.

None

IMMEDIATE REPAIRS SUGGESTED:

SECTION 11: ATTIC: NONE

MECHANICAL SYSTEMS

12. HEATING AND AIR CONDITIONING

The heating system has been inspected for general operation including the operation of thermostats, the condition of venting systems and the general condition of the motor and blower unit. Any visible adverse conditions will be noted. It is beyond the scope of this inspection to determine the effective age of the system. The system was not tested for any combustible gases. Heat exchanger analysis is beyond the scope of this inspection.

Heating systems:

http://diynet.com/diy/hm_heat_cool/0,2084,DIY_16799,00.html

<http://www.thisoldhouse.com/toh/knowhow/heatingcooling/article/0,16417,1073752,00.html>



Nature of the heating system:

Electric Forced air wall heaters, Electric Baseboard

Area heaters:

No

Cleaning:



Thermostat:



Further information: <http://www.howstuffworks.com/home-thermostat2.htm>

Automatic safety controls:

Yes

Air-conditioning test:

None

Further information: <http://www.howstuffworks.com/ac.htm>

Oil tank type:

Because of the hidden nature of underground oil storage tanks, it is beyond the scope of this inspection to determine if a tank is located on the property. If any visual indications are present, decommissioning the tank will be required.

If the property has an in use underground storage tank, it may qualify for coverage under the Washington State Pollution Liability Insurance Agency. This insurance protects you in the case of soil contamination from your tank. Please call 1-800-822-3905 to determine if your tank qualifies.

None known

Other heating repairs:

None

IMMEDIATE REPAIRS SUGGESTED:
SECTION 12: HEATING: NONE

13. ELECTRICAL SYSTEM

All electrical components are inspected with regard to their operating condition. A representative number of switches, outlets and fixtures are inspected for general operating condition. Adverse conditions that are visible at the time of inspection will be noted. Due to the inaccessibility of major wiring components, hidden adverse conditions may exist. Load, code or service calculations are not performed. If further analysis of the system is required, a licensed electrical contractor should be hired.

How we get power: <http://www.howstuffworks.com/power.htm>

How the service panel operates: <http://www.howstuffworks.com/power5.htm>



Service location:

Bedroom

Service entrance:

125 Amps

Aluminum Branches noted:

No

Further information: <http://www.thisoldhouse.com/toh/knowhow/electrical/article/0,16417,562098-8,00.html>

Service entrance type:

Underground

Capacity available:

240 (3 Wire)

Type:

Circuit Breaker

Number of 15 amp circuits: 4

Number of 20 amp circuits: 6

Number of 30 amp circuits: 0

Number of double pole circuits: 3

Wire insulation:

Romex: NM

Plug receptacles:

Only a representative number of outlets are checked. It may not be possible to determine if grounding is available at the outlets during the course of the inspection of older homes. **This information is only gathered by visual means and basic testing. If further information is required you will have to consult a qualified electrician.**

Unknown

Further information: <http://www.howstuffworks.com/question110.htm>

Upgraded:

No

GFCI Circuits in the electrical panel:

No

AFCI Circuits in the electrical panel:

Yes

Grounding source:

Unknown

Main wiring material:

Copper

Main breaker:

No- Sub panel

Service capacity for house size:

Good

Service entrance wire size:

2/0

Service panel condition:



Labeled:

All electrical panels should be clearly labeled. In the case of emergency, you should be able to determine from the service panel which breaker will turn off power to every room in the house.

Yes

Representative number of receptacles working and grounded:

Yes

Representative number of switches working:

Yes

Lighting fixtures:



Light fixtures: The cause of an inoperative light fixture is generally a burnt out light bulb. Bulbs are not changed during an inspection. If the problem is not simply a bad bulb, it is normally necessary to contact an electrician to resolve the difficulty.



REPAIR THE INOPERABLE LIGHT FIXTURE LOCATED AT THE BASE OF THE MICROWAVE. THIS MAY BE AS SIMPLE AS REPLACING THE LIGHT BULB.



THE BEDROOM CEILING FAN IS OUT OF BALANCE AT MEDIUM TO HIGH SPEEDS, COMPLETE ANY AND ALL REPAIRS FOUND TO BE REQUIRED TO ENSURE PROPER AND SAFE OPERATION.

Bathroom outlets:

See Bathroom section

Kitchen outlets:

See Kitchen section

Exterior outlets:

See Exterior section

Exposed safety hazards:

No

IMMEDIATE REPAIRS SUGGESTED:

SECTION 13: ELECTRICAL: REPAIR THE INOPERABLE LIGHT FIXTURE LOCATED AT THE BASE OF THE MICROWAVE. THIS MAY BE AS SIMPLE AS REPLACING THE LIGHT BULB.

THE BEDROOM CEILING FAN IS OUT OF BALANCE AT MEDIUM TO HIGH SPEEDS, COMPLETE ANY AND ALL REPAIRS FOUND TO BE REQUIRED TO ENSURE PROPER AND SAFE OPERATION.

14. PLUMBING SYSTEM

The plumbing system includes the domestic water supply, drainage, and vent and waste lines. These items are inspected for general condition, excessive wear, leaks, sub-standard water pressure, inadequate drainage and proper function.

HIDDEN PARTS OF THE SYSTEM, INCLUDING BUT NOT LIMITED TO UNDERGROUND SUPPLY LINES AND PRIVATE SUPPLY OR WASTE SYSTEMS, ARE EXCLUDED FROM THIS INSPECTION. PRIVATE WASTE AND WATER SYSTEMS ARE EXCLUDED FROM THIS REPORT. IF DESIRED, A PLUMBING EXPERT SHOULD BE RETAINED FOR THIS TYPE OF INSPECTION.

Plumbing glossary: <http://www.keidel.com/resource/glossary/>

Plumbing repair: <http://www.doityourself.com/scat/plumbing>

Plumbing basics: http://www.hometime.com/Howto/projects/plumbing/plum_1.htm

How you get your water: <http://www.howstuffworks.com/water.htm>

Shut off valves:

Located at the main and at the fixtures

Main shut off valve location: Not Located

Source of water:

Municipal

Supply lines:

PEX Visible in unit, Plastic

See below

Waste lines:

Iron/ Plastic

Waste disposal:

This information is provided by third parties and verification is not completed as a course of this inspection. Private waste systems are excluded from this report.

Municipal

Further information: <http://www.howstuffworks.com/sewer.htm>

Cross connections:

No

Functional drainage:



Functional flow:



Water pressure:



Vent lines:

Adequate

Leaks:

This section will list plumbing leaks visible during the course of the inspection process. Not all leaks can be found during the limited time we are onsite. **Leaks that only occur after the repeated use of a components are specifically excluded from this report.**

None

General condition of fixtures:



General condition of plumbing:



THE BUYER SHOULD GATHER ALL INFORMATION FROM THE HOA REGARDING THE CURRENT LAWSUIT INVOLVING THE PLUMBING SYSTEMS AND ANY OTHER INFORMATION RELATED TO ANY FUTURE SPECIAL ASSESSMENTS OR REPAIRS THAT WILL BE REQUIRED.

Signs of corrosion:

None

IMMEDIATE REPAIRS SUGGESTED:

SECTION 14: PLUMBING: THE BUYER SHOULD GATHER ALL INFORMATION FROM THE HOA REGARDING THE CURRENT LAWSUIT INVOLVING THE PLUMBING SYSTEMS AND ANY OTHER INFORMATION RELATED TO ANY FUTURE SPECIAL ASSESSMENTS OR REPAIRS THAT WILL BE REQUIRED.

15. DOMESTIC HOT WATER

Inspection of the domestic hot water system includes all connections made at the tank and the tank itself for any signs of leaks or overheating. The inspection is limited by the hidden nature of the plumbing system. No recovery time tests are completed.

How water heaters work:

<http://www.howstuffworks.com/water-heater.htm>

http://www.allabouthome.com/tips/plumbing/water_heaters.html

THE HOT WATER SUPPLY SYSTEMS WERE INACCESSIBLE AT THE TIME OF THE INSPECTION. INACCESSIBLE AREAS ARE EXCLUDED FROM THIS REPORT.

Location:

Unknown

Type:

Central boiler system

Capacity:

Unknown

Age:

Unknown



IMMEDIATE REPAIRS SUGGESTED:

SECTION 15: HOT WATER: NONE

HOME OWNERS' INTERNET LINKS:

These links are presented with the intent that they will help you maintain and repair your home. Please remember that anyone can post information on the Internet and that you must take the source of the information into consideration. Some of the sites listed here will not be relevant to your home.

Home maintenance and improvement projects:

<http://homeadvisor.msn.com/default.asp>

<http://www.allabouthome.com>

http://doityourself.com/interior_home_improvements.htm

<http://www.hometime.com/>

<http://www.oldhouseweb.net/>

Pools and spas: <http://www.poolspaoutdoor.com/>

Structured wiring: <http://www.swhowto.com/>

Telephone wiring guide: <http://www.wire-your-phones.com/>

Home theater: <http://www.thisoldhouse.com/toh/knowhow/hometech/article/0,16417,545420,00.html>

Earthquake preparation: <http://quake.wr.usgs.gov/>

American Society of Home Inspectors: <http://www.ashi.com>

City of Seattle: <http://www.pan.ci.seattle.wa.us/>

How things work: <http://www.howthingswork.com/>

When all else fails: <http://www.ducttapeguys.com/>

Please email us if any link is broken: inspectnw@comcast.net

BUILDING COMPONENT LIFE CYCLE:

BUILDING COMPONENT LIFE CYCLE: HOW LONG WILL IT LAST?

Actual useful life will vary depending on the quality of the component, owner maintenance, and environmental conditions. Appliance life will also depend on the amount of use and roofing life can vary greatly with the construction differences such as the type of attic ventilation. This guide can be used to compare to current ages of components so an appropriate budget can be determined.

APPLIANCES			FLOORS AND STAIRS		
Dishwasher		9-12	Resilient	15-25	
Disposal	6-9		Ceramic tile	25-50	
Refrigerator		17-20	Carpet	10-20	
Range		17-22	Slate/Marble	100	
Microwave oven		10-13	Stairs	50-100	Rails
Dryer		13-15		30-40	
Clothes washer		12-15			
Water Heater: electric		11-13	PLUMBING		
Water Heater: gas		12-15	Faucet and valve	15-20	
Sump Pump		8-11	Galvanized piping	40-50	
			Galvanized entrance pipe	40-50	
			Copper piping	80+	
HEATING & COOLING					
Central air conditioner		15-25	PVC piping	80+	
Window unit		10-14	Polybutylene piping	6-12	
Furnace: gas, oil forced air	18-25		Cast iron waste line	75-100	
Heat Pump		10-14	Plastic waste line	50-75	
Humidifier		8-10	Iron gas line	75-100	
Boiler: gas fired cast iron	40-60				
Oil burner		10-12	ELECTRICAL		
Circulator pump		10-12	Smoke detectors	10	
Underground oil tank: steel		20	Entrance cable panel	25-35	30-40 Electric
Underground oil tank: fiberglass		30	Circuit breakers	10-15	
Electric baseboard heater	12-14		Receptacles	15-25	
Electronic air filter		10-12	Ground fault breakers	5	
Ductwork: galvanized		30			
Attic fan	20		SIDING		
			Aluminum siding	30-50	
WALLS			Vinyl siding	50	
Drywall/plaster		30-70	Wood siding	50-100	
Ceramic tile		100	Hardboard/Composite	10-20	
Paneling	10-40				
ROOFING			MASONRY		
Asphalt shingles		15-25	Chimney, fireplace & brick	100+	
Wood shingles, shakes		10-30	Brick & Stone walls	100+	
Slate		40-100+	Stucco	100+	
Sheet metal		20-50	Mortar	25-50	
Built-up roofing		12-30			
Cement asbestos	30-45		PAINT		
EPDM rubber		15-25	Exterior paint	7-10	
Tile		50	Interior paint	7-15	
			Trim and door paint	5-10	

Gutters, downspouts	30	FOOTINGS	
BATH		Poured concrete foundation	200+
Tub/shower: fiberglass	15-20	Concrete block	100+
Tub: cast iron	50	Termite proofing	2-5
Toilet	40	EXTERIOR	
Lavatory: enamel steel	5-10	Pressure treated deck	10-20
Lavatory: enamel cast iron	25-30	Brick & concrete patio	20-30
Lavatory: porcelain	25-30	Concrete walk	25
COUNTERS/CABINETS		Asphalt driveway	15
Kitchen/bath cabinets	15-30	Concrete driveway	20-30
Medicine cabinet	20		
Countertop: laminated	10-15		
Countertop: Ceramic tile	50+		
Countertop: Corian	50+		
WINDOWS & DOORS			
Wood window	20-70		
Aluminum & Vinyl window	15-30		
Window glazing	20		
Interior door: hollow	30-100+		
Interior door : solid	30-100+		
Exterior	80-100		
Garage door	20-50		
Garage door opener	10-12		

HOME MAINTENANCE SCHEDULE:

Home Maintenance Schedule

Quarterly	
Plumbing	
Faucets and shower heads	Check interior and exterior faucets for leaks. Clean aerators. Replace washers if necessary.
Drains	Clean with baking soda. Pour water down unused drains.
Pipes	Inspect visible pipes for leaks.
Kitchen and bathroom cabinets	Check under and around for leaks.
Toilets	Check for stability and leaks.
Water heater	Check area around water heater for leaks. If you have hard water, drain 1-2 gallons water.
Interior	
Wood cabinets and trim	Apply a wood protectant.
Interior doors	Lubricate hinges.

Garage door	Lubricate hardware. Inspect mechanism for free travel.
Window and door tracks	Check to see if weep holes are open. Clean out dirt and dust. Lubricate rollers and latches.
Basement or crawl space	Check for cracks or any sign of dampness or leaks. Check for any evidence of termites or wood-eating insects.
Ceramic tile	Check and clean grout.
Electrical and appliances	
Heating and cooling systems	Clean and replace filters if necessary.
Kitchen exhaust fan	Remove and clean the filter. Clean accumulated grease deposits from the fan housing.
Refrigerator	Clean dust from top. Clean refrigerator drain pan. Clean and defrost freezer if necessary.
Dishwasher	Check for leaks.
Wiring, electrical cords, and plugs	Check for wear or damage. Replace if necessary.
Smoke detector	Test for proper operation and replace batteries if necessary.
GFI outlets	Test for proper operation.
Exterior	
Foundation	Inspect visible areas, vents, and ducts for cracks, leaks, or blockages.
Landscaping	Check for proper drainage.
Concrete and asphalt	Clean oil and grease.
Fall	
Plumbing	
Plumbing shut-off valves	Inspect for proper operation.
Outside faucets	Drain.
Water heater	Flush out hot water to remove accumulated sediment.
Faucet aerators	Check for proper flow of water. If the flow is reduced, clean the aerator screens. During the first two months, the faucet aerators could require more frequent cleaning.
Interior	
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.
Tiled areas	Inspect for loose or missing grout or caulking. RegROUT or recaulk if necessary.
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.
Sectional garage doors	Adjust the travel and tension.
Fireplace	Inspect flues. Clean if necessary. Inspect fireplace brick and mortar for cracks or damage.
Electrical and appliances	
Heating system	Service heating system and heat pump.

Cooling system	Remove debris from around units and clean with garden hose. Remove window air conditioner or protect with weatherproof cover. Clean and replace filters if necessary.
Refrigerator coils	Clean.
Combustible appliances	Inspect and service if necessary.
Exterior	
Roof	Check for leaks. Check for damaged, loose, or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.
Gutters and downspouts	Clean and check for leaks, misalignment, or damage.
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.
Septic system	Examine septic system drain field for flooding and odor. Have tank pumped yearly.
Lawn and patio furniture	Clean and store or cover with weatherproof material.
Spring	
Plumbing	
Water heater	Flush out hot water to remove accumulated sediment.
Interior	
Attic	Examine for evidence of any leaks. Check insulation and remove or add if necessary. Check for evidence of birds, squirrels, raccoons, etc. Check for proper ventilation.
Countertops	Inspect for separations at sinks and backsplash. Recaulk where required.
Tiled areas	Inspect for loose or missing grout or caulking. RegROUT or recaulk if necessary.
Shower doors/tub enclosures	Inspect for proper fit. Adjust if necessary. Inspect caulking and recaulk if necessary.
Weather stripping	Check caulking around windows and doors. Check window and door screens. Adjust or replace if necessary.
Electrical and appliances	
Heating and cooling system	General furnace inspection: Look for rust, scaling on heat exchanger, and proper flame color; note odd sounds or smells; and check condition of venting. Remove debris around units.
Circuit breakers	Exercise.
Refrigerator	Clean coils.
Exterior	
Decks	Scrub mildewed areas and treat for water stains, mildew, and fungus.
Roof	Clean. Check for leaks. Check for damaged, loose or missing shingles. Check vents and louvers for birds, nests, squirrels, and insects. Check flashing around roof stacks, vents, and skylights for leaks.
Chimney	Clean and check for deteriorating bricks and mortar. Check for leaks. Check for birds, nests, squirrels, and insects.

Gutters and downspouts	Clean and check for leaks, misalignment, or damage.
Windows	Clean.
Exterior walls	Check for deteriorating bricks and mortar. Check siding for damage or rot. Check painted surfaces for flaking.
Landscaping	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects (no wood or shrubbery should be closer than 3 inches to your house). Maintain grading.
Concrete and asphalt	Check for cracks or deterioration. Reseal or repair if necessary.

AMERICAN SOCIETY OF HOME INSPECTORS®

Standards of Practice

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 4. Exterior
 5. Roofing System
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Effective 1 January 2000
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1. INTRODUCTION

1.1 The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home *inspectors*. ASHI®'s objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *Home Inspection*.

2.2 The *inspector* shall:

A. *inspect*:

1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
2. *installed systems* and *components* of homes listed in these Standards of Practice.

B. *report*:

1. on those *systems* and *components inspected* which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is *significantly deficient* or near the end of its service life.
3. the *inspector's* recommendations to correct or monitor the *reported* deficiency.

4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not *inspected* and the reason they were not *inspected*.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
- B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall:

A. *inspect*:

1. the *structural components* including foundation and framing.
2. by probing a *representative number* of *structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. *describe*:

1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and *report* the methods used to *inspect* the attic.

3.2 The *inspector* is NOT required to:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. *describe* the exterior wall covering.

4.2 The *inspector* is NOT required to:

A. *inspect*:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical, or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:

1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:

A. *inspect*:

1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The *inspector* shall:

A. *inspect*:

1. the interior water supply and distribution *systems* including all fixtures and faucets.
2. the drain, waste and vent *systems* including all fixtures.
3. the water heating equipment
4. the vent *systems*, flues, and chimneys.
5. the fuel storage and fuel distribution *systems*.
6. the drainage sumps, sump pumps, and related piping.

B. *describe*:

1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect*:

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not *readily accessible*.
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems*.
5. solar water heating *systems*.
6. fire and lawn sprinkler *systems*.
7. private waste disposal *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.
3. operate safety valves or shut off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:

1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior *components* of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a *representative number* of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. *describe*:

1. the amperage and voltage rating of the service
2. the location of main disconnect(s) and sub panels
3. the *wiring methods*

C. *report*:

1. on the presence of solid conductor aluminum branch circuit wiring
2. on the absence of smoke detectors

7.2 The inspector is NOT required to:

A. *inspect*:

1. the remote control devices unless the device is the only control device.
2. the *alarm systems and components*.
3. the low voltage wiring, *systems and components*.
4. the ancillary wiring, *systems and components* not a part of the primary electrical power distribution *system*.

B. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The inspector shall:

A. *inspect*:

1. the *installed* heating equipment.
2. the *vent systems, flues, and chimneys*.

B. *describe*

1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A. *inspect*:

1. the interiors of flues or chimneys which are not *readily accessible*.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
5. the solar space heating system.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A. *inspect* the *installed* central and through-wall cooling equipment.

B. *describe*:

1. the energy source.
2. the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

A. *inspect* electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

A. *inspect*:

1. the walls, ceilings, and floors.
2. the steps, stairways, and railings.
3. the countertops and a *representative number* of *installed* cabinets.
4. a *representative number* of doors and windows.

5. garage doors and garage door operators.

10.2 The inspector is NOT required to:

A. *inspect:*

1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.
4. the central vacuum *systems*.
5. the *household appliances*.
6. *recreational facilities*.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A. *inspect:*

1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation *systems*.

B. *describe:*

1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. *inspect :*

1. the system *components*.
2. the vent *systems*, flues, and chimneys.

B. *describe:*

1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The inspector is NOT required to:

A. *inspect:*

1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. Inspections performed in accordance with these Standards of Practice
 1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:

1. the condition of *systems* or *components* which are not *readily accessible*.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system *installed* or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of *systems* or *components*.
15. the acoustical properties of any system or component.

C. *Inspectors* are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform *engineering services*.
3. or perform work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:

1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:

1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. the *under-floor crawl spaces* or attics which do not conform to recognized standards for clearance.

F. *Inspectors* are NOT required to *inspect*:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative items*.
4. *systems* or *components* located in areas which are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. *Inspectors* are NOT required to:

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

GLOSSARY OF ITALICIZED WORDS

Alarm Systems

Warning devices, *installed* or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions

Component

A part of a *system*

Decorative

Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe

To report a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*

Dismantle

To take apart or remove any *component*, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, *evaluation*, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*

Home Inspection

The process by which an inspector visually examines the *readily accessible systems* and *components* of a home and which describes those *systems* and *components* in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect

To examine readily accessible *systems* and *components* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report

To communicate in writing

Representative Number

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Significantly Deficient

Unsafe or not functioning

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A *component* which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive

An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-Floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a readily accessible, *installed component* or *system* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube," etc.

