

PROPERTY INSPECTION REPORT

KLM ENTERPRISES, LLC
GOLDEN HOME INSPECTION SERVICES

YOUR “NORTHWEST HOME” INSPECTION
SPECIALIST

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Summary of Home Inspection Findings

September 9, 2020

FOR: Shulang Lei

RE: 17908 8th Ave NE
Shoreline, WA 98155

As requested, a visual inspection of the above referenced property was performed on the date noted above. Following is a summary which provides a list of all the reportable conditions identified at the time of the inspection, *except* those findings which are WDO related. Wood destroying organism, WDO, related findings will be documented in the attached WDO report. Hidden, concealed, or latent defects cannot be included. Please read the entire written report which accompanies the summary and WDO report as it includes other documentation related to the inspection including: (1), a description of all the systems and components and how they were inspected; (2), items which were excluded from the inspection; (3) limitations and barriers to the inspection; and (4), an appendix with resource and reference information.

It is recommended that any deficiencies noted in the report and the components/systems related to these deficiencies be evaluated, inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection.

Thank you for selecting Golden Home Inspection Services to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call.

Kim Martin

Kim Martin ACI
WA Licensed Inspector #318



Summary Report

17908 8th Ave NE

EXTERIOR AND GROUNDS

Site Conditions

5.2 Trees:

There are tall trees present around the house. Determining if trees are a potential hazard to the structure is outside the scope of inspection unless the hazard seems obvious. When there are tall trees or potentially damaging trees around the structure it would be prudent to have further evaluation of any possible risk by a licensed, insured tree specialist or arborist. Left and back side.



Driveway

5.4 Cracks:

Typical driveway cracking is seen. Small cracks are typical and expected and it is part of normal maintenance to keep them filled and sealed to prevent worsening from freeze thaw action.



Walkway

5.6 Undermining:

Walkway is starting to undermine: This condition may cause eventual deflection and damage to the walkway. A landscape contractor may be able to suggest remedies to stabilize the soil and fill in any voids under the concrete. A licensed concrete contractor may also be helpful in evaluating and correcting the condition. Seen on the left side. Use caution not to trip.



General Condition

5.9 Other:

Other siding and trim condition issues are seen: Some minor damage is seen at the lower left corner of the left side dormer. Maintenance repair is indicated.



Maintenance Conditions

5.11 Mildew-Like Staining:

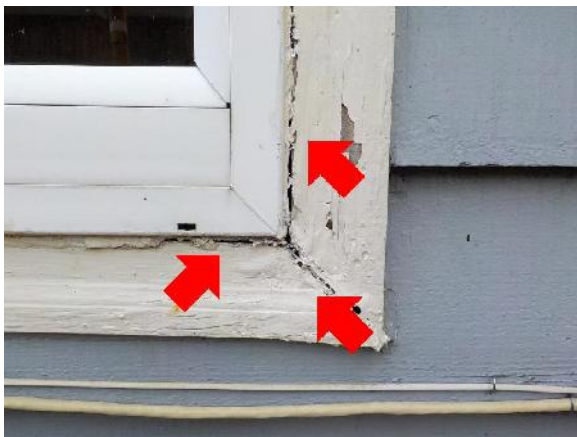
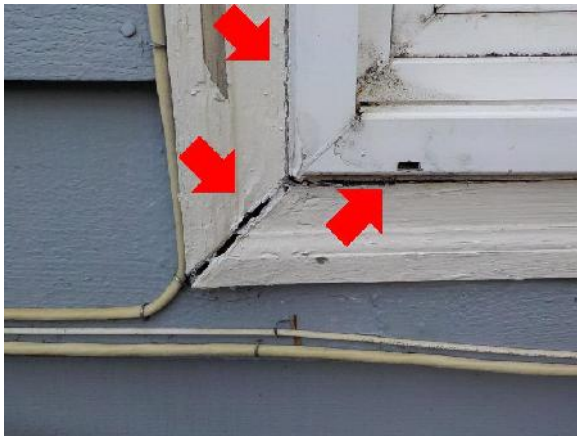
There is a mold/mildew-like material on the siding/eaves. This is a common finding, especially in eaves and on the North side of the house. Keeping the siding clean of molds and mildews is a typical maintenance issue and is important to maintain the integrity of wood or composite wood sidings. Minor Seen on the side of the wood chase.





5.12 Caulking:

There is some failure of the exterior caulking: Caulking around exposed penetrations such as doors, windows, nail heads, butt joints of lap siding, etc., is a normal and extremely important maintenance task which needs to be performed on a regular basis. It is also extremely important to maintain caulking along the top edge of any horizontal trim boards, or belly boards. Failure to maintain caulking may result in rapid deterioration of composite wood sidings and trim. Always use a high quality paint-able caulk such as OSI Quad. Seen at all the windows on the South side and scatters in other areas.





Wood Rot Decay

5.14 Siding/Trim:

Siding and/or trim damage is seen. Recommend a licensed contractor evaluate and repair as needed. Be aware that depending on location, hidden conditions may exist that may not be discovered without destructive discovery. Damage was seen in the following area(s): Belly band board: West side at corner.

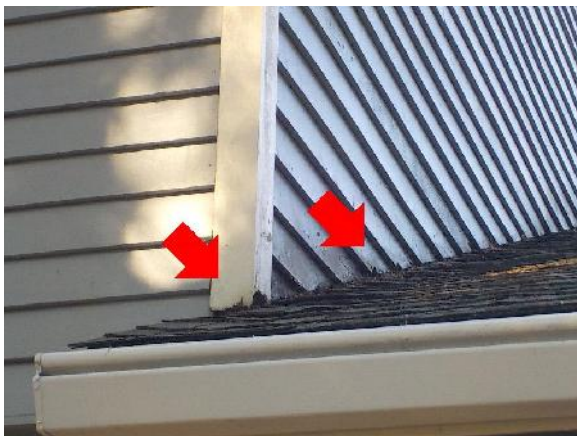


Window trim/framing: Seen on west side upper level window.





Exterior trim and lower roof to wall siding: Seen on the back side.



Exterior Door Condition

5.17 Door Damage:

Exterior door has cosmetic damage or deterioration: Maintenance attention indicated. The side garage door, is delaminating and binds when used. Repair is indicated.



5.18 Door Hardware:

Exterior door has damaged hardware. Maintenance repair indicated. The front door deadbolt will not lock.



Exterior Door Seal

5.20 Weather Strip:

Exterior door weather strip is damaged. Recommend maintenance repair. Garage side door.

Exterior Door Operation

5.22 Binding:

Exterior door binds or is difficult to operate. Maintenance repair/adjustment indicated. Garage side door, see note above.

Conductive Conditions

5.27 Missing Flashings:

Exterior trim has exposed end cuts present: Since the exposed end cut is susceptible to damage over time from water penetration, it will be important to keep it caulked and sealed with a high quality sealant such as OSI Quad. This was noted in the following area: Left next to porch.



Head flashing details not seen: Exposed penetrations such as entry doors, vehicle doors, window trim, foundation vents and wood mounting blocks for exterior lights, house numbers and faucets can be susceptible to water penetration. With no head flashing detail present and no reasonable way to install one on a retrofit basis, it will be important to keep these areas caulked with a high quality sealant such as OSI Quad. This was noted in the following area: Exposed window(s), Garage door. Only seen on South side windows and doors.



5.28 Siding Gaps or Voids:

Gaps or openings seen in the siding/trim: These may offer pathways for insects, vermin and birds to enter and depending on location, could also allow water penetration. Repair is suggested. Gaps or voids were seen in the following area: The eaves in front of the garage doors and a piece of trim on the garage framing.



5.29 Crawl Space Access::

The crawl space access lid is inadequate or does not fit properly: The lid should be repaired or a proper lid should be constructed and installed suitable to keep animals, vermin and weather out of the crawl space. There is also missing framing and decay seen on some of the wood covering.



EXTERIOR DECKS

Rot Damage

6.3 Deck Decay:

Deck has rot damage present. Recommend a contractor evaluate and repair. Be aware that depending on location, further hidden damages may be discovered. Deck boards. scattered, minor.



Guards

6.6 Balusters:

Conditions related to the deck guard rail balusters are seen: Some or all balusters are >4 inches apart. Be aware that more widely gapped stair or handrail spindles may represent some risk to small children who could become stuck or fall through. Caution is advised. On taller decks where the risk of injury is greater, correction or

modification is advised. Front entry.



Conductive Conditions

6.10 Earth to Wood Contact:

Earth to wood contact is seen: This includes, but is not limited to soil, decorative bark, gravel, rock, or other landscape materials. Where possible, provide for a minimum 4 - 6 inch clearance between all siding materials, structural members and the earth. Framing members such as stair risers or supports should land on concrete piers or pads to protect them from damage. Hidden conditions such as damage or infestation may exist and should be reported to the inspecting firm. Earth wood contact was noted with the following: Deck framing.



6.11 Deck Flashings:

The wood deck lacks a flashing detail where it attaches to the structure. Where a deck is exposed to the weather, a flashing detail should be installed as an upgrade to protect the deck ledger board and siding behind it. Be aware that on older structures, hidden conditions may exist. Front and back decks.



ROOFING

Maintenance

7.4 Moss/Debris:

There is moss or debris present on roof: As a normal maintenance issue, moss and debris should be cleaned off roof as it can lead to damage and leaking. Be aware that heavier moss coverage may conceal hidden damages and repairs may be needed once the roof is cleaned. At this time the amount of moss or debris buildup would best be described as: Minimal. Debris from trees seen on upper back section.



Roof Flashings

7.9 Kickouts:

Roof kick out flashing is missing or inadequate. Where the gutter edge of a roof meets a wall, the last sidewall flashing above the gutter end should be installed in a special manner so that water from the roof is directed into the gutter instead of over, or behind, the siding. This is called a kick out flashing. Be aware hidden conditions may exist. Caulking alone is not an acceptable substitute as it will fail over time. Correction is recommended. This was noted in the following area: Seen at front over entry.



GARAGE/CARPORT

Flooring

8.2 Cracks:

Typical small cracks are seen: Small cracks are common due to settling and shrinkage. There are no recommendations.

Fire Door

8.10 Self Closing:

The door from the garage to the living area does not self close: Past changes in the International Residential Code did away with the requirement that the door from the garage be self closing, however, not all local municipalities have adopted that change. You may wish to check with your local building department for verification. Regardless, it would be prudent to ensure the door is self closing.

INTERIOR

Flooring

9.2 General Condition:

Typical use related floor wear was noted: This includes scratches, chips wear, blemishes, stains, etc. The existing floor wear may best be described as: "Normal" and minor appearing wear and deterioration.

9.3 Carpet:

There is staining of the carpet. Direct to a professional carpet cleaner for evaluation.

Window Operation

9.11 Non-opening:

Window does not open: Maintenance repair is indicated, particularly in bedrooms where egress is important for fire safety. This was noted in the following area: Upper right side front bedroom.

9.12 Other:

Other window operation conditions exist: The upper left side bedroom dormer window will not close. Further evaluation and repair is indicated.



Door Operation

9.15 Other:

Other interior door operation conditions exist: The master bedroom door binds. Both the master bedroom door and adjacent bedroom and closet doors rub on the new carpet installed. Maintenance repair is indicated.



Smoke Detectors

9.21 Missing Smoke Detectors:

Some smoke detectors were missing: Many older structures do not meet the current requirements for smoke detectors. For safety, smoke detectors should be installed to current standards which includes hallways and inside each bedroom.

Carbon Monoxide Detectors

9.22

No Carbon Monoxide Detectors: No CO detectors seen.

ATTIC SPACE

Fan Ducts

10.3 Duct Type:

The exhaust vent ducting is older flex type: The older, non-insulated exhaust fan ducting tends to trap considerable condensation reducing the efficiency of the vent. Suggest changing to insulated flex ducting as a future upgrade. Upper hall bathroom fan.



Insulation

10.6 Quantity & Quality:

Attic insulation is uneven or compressed: This often occurs over time from settling or from people accessing the attic space for various reasons. This may promote heat loss in the areas where the insulation has been compromised. Recommend repair for energy conservation.



Attic not insulated to current standards: This is a common and typical finding on older homes which predate the current energy saving insulation requirements. Recommend improving for energy savings.

KITCHEN

Dishwasher Plumbing

11.10 Air Gap:

No air gap device present on dishwasher drain line: An air gap or anti-siphon device helps the appliance drain properly and helps prevent drainage back flow into the appliance. In lieu of this, a high loop may be made in the drain line. Correction is suggested.

Exhaust Fans

11.15 Ventilation:

Kitchen fan recirculates only: This is a common finding on older homes which pre-date current requirements. Recommend installing a kitchen fan which exhausts to the exterior as a future upgrade if possible or reasonable to do so.

11.16 Miscellaneous:

Other kitchen fan conditions exist: The light is not working.

BATH AND UTILITY

Tub/Shower Fixtures

12.10 Fixture Leaks:

Tub/Shower diverter non-functional or leaking during use: Maintenance repair is indicated. Both upper level bathrooms.



Dryer Exhaust

12.13 Ducting:

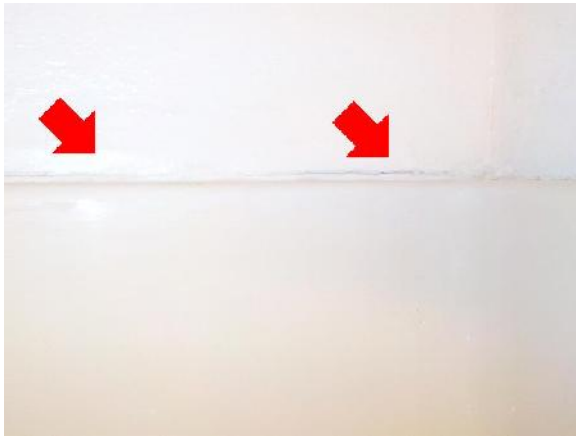
The clothes dryer duct is older flexible type: Newer standards require clothes dryer ducts to be smooth wall pipe as the flexible type tends to trap lint and debris which can cause blockage. Suggest changing to smooth wall pipe as a future safety upgrade. Regular duct cleaning is also advised as trapped lint may constitute a fire hazard.



Conducive Conditions

12.15 Tub/Shower Surround:

The caulking or grout on the tub or shower surround is failing. Maintenance repair indicated. Upper portion of the shower surround. Master bathroom.



UNITARY HEATING

Condition

13.2 Old Heaters:

Old unitary heaters are noted: Older unitary heat sources, such as baseboard heaters or fan forced heaters, may be near the end of their lifespan and prone to failure at any time. With very old appliances, it would be prudent to upgrade to a newer unit for safety and efficiency.

13.3 Dirty Heaters:

Electric fan forced heaters are dirty: Electric fan forced heaters tend to build up dirt, debris and pet dander over time. This may cause odors and even overheating. Cleaning should be performed regularly as part of normal maintenance according to manufacturer's guidelines.

FIREPLACE/WOODSTOVE

Stove Pipes

14.6 Cannot Access:

Stove pipe interior cannot be accessed: No comment can be made about the interior of the stove pipe. Because of the possibility of hidden conditions, you may want to consider having a licensed chimney expert perform a full evaluation.

PLUMBING

Supply Lines/General

15.2 Pipe Insulation:

The main plumbing line and/or supply lines are not insulated: Recommend wrapping all pipes for efficiency and to prevent possible freeze damage. Seen in crawl and garage.



Water Pressure & Flow

15.4 Water Pressure:

Water pressure is excessive: Water pressure in excess of 80 PSI can have long term adverse effects on the plumbing system itself as well as dishwashers and icemakers and building standards generally require that a pressure reduction valve be installed in such cases. Recommend follow up with a licensed plumber. The water pressure, in PSI, was measured to be: 88.

Water Heater/General

15.10 Condition:

Water heater appears older, (>10 years old): Be aware the appliance may be nearing end of useful life, may not be reliable and could need replacement soon. Determining the life expectancy of plumbing related equipment is outside the scope of inspection.

ELECTRICAL SYSTEM

GFCI Protection

16.7 Installation:

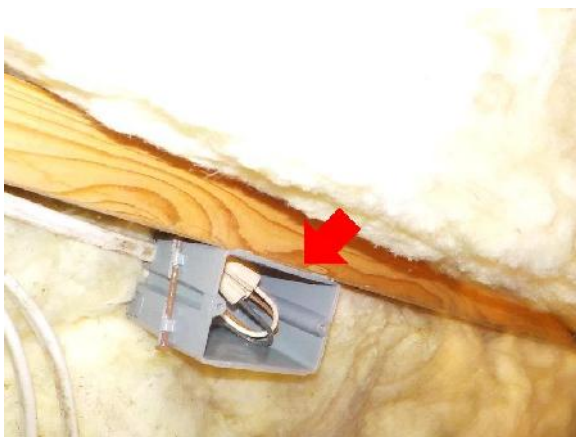
Ground fault circuit interrupter protection is incomplete or absent: Ground Fault Circuit Interrupter (GFCI) protection is currently required for the following areas: Exterior, Garage, Garage door opener circuit, Bathrooms, Kitchen, Spas and Hydro massage tubs, Pools and Fountains, Crawl Spaces, Unfinished Basements. They should be considered as a safety upgrade for homes which pre-date the current requirement. The presence of complete GFCI outlet protection could not be confirmed in the following area(s): Garage. Exterior.



Branch Wiring

16.11 Installation:

Missing electric junction box covers are noted: Junction boxes should always have covers in place. Correction indicated. This was noted in the following area: Seen in crawl space.



STRUCTURAL

Conductive Conditions

17.11 Debris:

Conductive debris is present in the crawl space: All rake-able sized conductive debris should be removed from the crawl space. Fallen/damaged insulation should be re-installed or replaced. If present, cardboard footing forms should be removed as best as able. Debris present included: Wood scraps.



17.12 Insulation:

There is fallen or damaged insulation in the crawl space. This is also considered to be debris which is conducive to the infestation of wood destroying insects. Damaged or fallen insulation should be removed or restored as needed. Minimal.



17.13 Vapor Barrier:

Crawl space has inadequate and/or damaged vapor barrier. Re-spread existing crawl space vapor barrier as able and install additional 6 mil black plastic vapor barrier as needed to meet current building requirements with provision for appropriate overlap at seams, (12 inches). Seen scattered in the crawl, may have been cause by people in crawl running cables. Re-spreading where required is indicated.



VERMIN & NUISANCE PESTS

NON-WDO SPECIES

19.2 Rodents:

Evidence of rodent activity is seen: This evidence was seen in the following area(s): The crawl space, Rodent evidence includes: Droppings, Carcasses.





End of Summary Report

Confidential Inspection Report

**17908 8th Ave NE
Shoreline, WA 98155**

**KLM Enterprises, LLC
Golden Home Inspection Services
P.O. Box 66554
Seattle, Washington 98166
206-214-6762**

Your "Northwest Home" Inspection Specialist

Prepared for: Shulang Lei

<p>This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.</p>

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GENERAL INFORMATION

CLIENT & SITE

1.1 WSDA ICN: 11321AQ015.
1.2 Date: September 09, 2020.
1.3 Time: Time in:0830 Time Out:1100.
1.4 Client Name: Shulang Lei.
1.5 Inspector Name: Kim J Martin WA License #318.
1.6 Inspection Site: 17908 8th Ave NE, Shoreline, WA 98155.

CLIMATIC CONDITIONS

1.7 Weather: Clear.
1.8 Temp in Deg F: 60 - 65.

UTILITY SERVICES

1.9 Status: All utilities are on.

PERSONS PRESENT

1.10 People Present: Selling agent.

LIMITATIONS & PRECAUTIONS

BARRIERS AND LIMITATIONS TO THE INSPECTION

2.1

Barriers and Limitations: Within the report, reference will be made to barriers and limitations to the Inspection. These barriers and limitations identify portions of the structure and/or areas or items which could not be seen or accessed for hands on inspection. In some cases, barriers and limitations describe components which could not be operated. Common barriers include the hidden wall space concealed by siding and finished wall surfaces, or the subfloor hidden by insulation and finished floor coverings. Be aware that when barriers or limitations are noted with respect to a portion of the structure, an area, appliance, or item that cannot be accessed, hidden conditions may exist which are outside the scope of inspection. These hidden conditions may include, but are not limited to: rot damage; structural, operational, functional, or other defects; infestation of wood destroying insects or fungi; damage from wood destroying organisms; vermin or other insects; mold; mildew; asbestos; lead; etc. The presence, type and effectiveness of insulation in finished wall cavities and vaulted ceiling areas cannot be determined or commented on. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Likewise, the condition of flooring beneath finished floor coverings, carpets, furnishings and appliances cannot be judged. Only the visible portions of walls and floors can be commented on in this inspection.

Molds, mildews and fungal growth: Molds, mildews, and other fungal growth shall be reported on **only** to the extent that they indicate an excessive moisture condition which may be conducive to wood destroying organisms. The inspector is not liable or responsible for determining the type of mold, mildew, or other fungi present, nor shall the inspector be liable or responsible for determining the possible health hazards associated with the presence of molds, mildews, or other fungi. This report is not a mold report, nor shall the inspector perform a mold inspection or investigation. If a more qualified opinion is desired, the services of a toxicologist or certified industrial hygienist should be obtained.

Climatic conditions: In certain geographical areas of Washington State where wet climate is common and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as cracking, checking, and/or warping on doors, window casings, siding, and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector. Inspectors are not required to report on any wood destroying organism infestation, infection, or other condition that might be subject to seasonal constraints or environmental conditions if evidence of those constraints or conditions is not visible at the time of inspection.

Structural assessment: While it may be possible for the inspector to note damaged materials, neither the inspector nor the inspection firm is liable or responsible in any way to determine the structural integrity of any infested or infected building materials. If a more qualified opinion is desired, the services of a licensed, qualified contractor or structural engineer should be obtained.

Inaccessible areas: Portions of a structure that cannot be inspected without excavation, demolition or the physical removal of objects are inaccessible and may be subject to hidden infestation and damage by wood destroying organisms. Such areas include, but are not limited to: wall voids; spaces between floors; areas concealed by insulation; substructures with clearances less than 18 inches between unimproved ground and wood joists or less than 12 inches between unimproved ground and beams; substructures with insufficient clearances between wood members and piping or ducts and unimproved soil so as to make passage impossible; sleeper floors; deck substructures with less than 5' clearance, areas concealed by furniture, appliances or personal possessions; locked rooms; and/or areas which may imperil the health or safety of the inspector. Inaccessible areas are, by their nature, excluded from the inspection.

Carpenter ants: We assumes no liability for Carpenter ant infestations not identified during their dormant season.

Remaining evidence: In certain situations, it may not be practical to eliminate all the evidence of a previous wood destroying organism infestation or infection (i.e. carpenter

ant frass or carcasses or subterranean termite scaling). Although noted, this evidence may remain after corrections have been made or if it is the opinion of the inspector that the evidence is from an inactive infestation or infection and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

Non-Wood Destroying Organisms: All species, types and categories of non-wood destroying organisms and animals, whether vertebrate or invertebrate, are specifically excluded from this report. These organisms may include, but are not limited to: roaches; fleas; bedbugs; flies, gnats, mosquitoes; all other varieties of non-wood destroying bees, wasps and insects; birds; squirrels; bats; snakes; mice, rats, and all other rodents or vermin. Inasmuch as it is neither practical nor realistic to completely and/or effectively seal any structure against entry of many of these organisms, particularly vermin, it is typical and expected to discover these organisms, or evidence of their presence, inside the crawl space, the attic and/or the living space, particularly in wooded or country-like settings. Said evidence may include, but not be limited to the presence of excrement, nesting debris and/or carcasses. If a condition related to these organisms is present it may be reported on at the discretion of the inspector

Hidden evidence: Newly painted materials often obscure visible evidence of infestation and damage.

Hazardous Crawl Space: Where the crawl space has standing water; hazardous debris of any kind, including broken glass, fecal waste or suspect chemical waste, inspection will be at the discretion of the inspector and cleanup may be required prior to inspection.

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. In occupied homes, personal items and furnishings will limit accessibility and visibility during the inspections. Personal items will not be moved and furniture will not be moved during the inspection. Be aware that inaccessible areas are subject to hidden damages and/or infestation by wood destroying organisms. Any number of other conditions may also exist. Where possible or reasonable to do so, inaccessible areas should be made accessible for inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; hidden pest infestation, playground equipment, recreational facilities, detached outbuildings and structures, pools, spas, saunas, boathouses, docks, piers, bulkheads, outdoor barbecues, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, soil conditions, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; phone or TV cable systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that we have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. While opinions from the inspector may be given upon request of the client regarding the possible cost of repairs or improvements, these are personal opinions of the inspector only and in no way should be considered as an actual, legitimate, cost estimate or bid. Actual cost estimates or bids can only be obtained from a licensed professional and may differ considerably from the opinion of the inspector. To the best of our knowledge and belief, all statements and information in this report are true and correct.

KLM Enterprises, LLC dba Golden Home Inspection Kim J Martin, Inspector
Washington State Licensed Home Inspector #318

EXCLUSIONS:

2.2

Appliances which are excluded from the inspection. This includes clothes washers and clothes dryers, refrigerators, freezers, wine coolers, trash compactors.

Any and all detached outbuildings, shops, sheds, garages, carports, playhouses, well houses, boat houses and other structures which are not attached to the main structure by roof system or foundation, are excluded from the inspection unless otherwise noted and agreed to in the written contract. No comment can be made about their condition. Any plumbing, electrical, or heating components contained within these outbuildings are also excluded.

Fences and gates are excluded from this inspection. Be aware that where fence or gate wood has been attached to the structure or house, hidden decay may be present which is outside the scope of inspection.

Determining the size of the structure is outside the scope of inspection. Buyers are encouraged to measure to their own satisfaction.

The presence and/or effectiveness of any buried drain lines, and the locations they may drain to, are excluded from the scope of inspection and cannot be commented on.

Other exclusions: The detached shed is excluded.

PRECAUTIONS & ADVISORIES

2.3 Repair Recommendations:

Golden Home Inspection Services does not evaluate or warrant quality of workmanship. Compliance with the Building Codes (current revision) is the responsibility of the property owner and the persons performing any work. Any repairs should meet local building codes, including obtaining permits where necessary and having supplemental inspections by the authority having jurisdiction during the course of repairs. In many cases, the full extent of damages cannot be ascertained unless destructive discovery is performed, which is outside the scope of inspection and is the responsibility of the contractor. Where damage has been identified during the inspection, further hidden damages and/or infestations may exist that will not be discovered during the inspection. Therefore, any repairs shall also include investigation into, and correction of, the related conducive conditions which may have caused the damage to occur in the first place. The decision to repair or replace damaged components is at the contractor's discretion. Any repairs or corrections performed should be warranted for a minimum of one year. Any and all conditions documented within this report should be referred to the appropriate, qualified, experienced and licensed professional for evaluation and repair at their discretion. If this report has been performed as part of a Real Estate transaction, any and all conditions and recommendations for further evaluation, correction or repair should be addressed prior to the close of escrow.

2.4 Inaccessible Areas:

Where access to inspect a particular component, system, structure or portion of a structure is limited in any way and to any extent, be aware that hidden conditions may exist which are outside the scope of inspection.

2.5 Plumbing & Fixture Issues:

Provided all utilities are on and access is possible, Golden Home Inspection Services warrants that every accessible fixture and built in appliance is operated and tested during the inspection. Regardless, plumbing leaks may occur after taking possession that were not present during the inspection. Leaks may also occur if the house has been left vacant for some time before or after the inspection with the water off, thus causing the seals in fixtures, fittings and appliances to dry out. Toilet tank fill valves may not shut off and the toilet may "run" where it did not during the inspection. Golden Home Inspection Services cannot guarantee leaks will not occur following the inspection and

cannot be responsible for leaks which may occur under these circumstances. Always operate all fixtures and appliances and inspect beneath sinks upon taking possession to ensure no new leaks have occurred.

2.6 Recalls:

It is beyond the scope of the inspection to identify appliances, systems, or materials which may be, or may have been, subject to any type of government or manufacturer recall, class action lawsuit or safety notice. While Golden Home Inspection Services will make reasonable effort to identify such appliances or building materials, staying current with the sheer magnitude of information available, past and present, is simply not humanly possible. Therefore, recalled items, or items subject to a safety alert may not be identified during the inspection. As a homeowner, you should take the time to visit the Consumer Product Safety Commission website at www.cpsc.gov to determine if any of the new, or archived recall announcements or safety alerts may pertain to your home, the appliances, systems, materials, or other furnishings.

2.7 Radon:

While many geographic areas have little reported incidence of Radon, any home could have Radon gas and the EPA recommends testing on all homes below the third floor. There is considerable information about Radon available on the internet and through the Consumer Product Safety Commission. Radon test kits are also available at most hardware stores. Testing for Radon gas is outside the scope of inspection.

2.8 Appliances:

Determining the life expectancy of built in appliances such as stoves, cooktops, dishwashers, heating and air conditioning units is outside the scope of inspection. Be aware that while older appliances may be functional during the inspection, they also may not be reliable. The inspection cannot guarantee lifespan or ongoing serviceability of older appliances.

ABOUT THE WDO REPORT

ABOUT THE WOOD DESTROYING ORGANISM INSPECTION

3.1

The Wood Destroying Organism Inspection shall be conducted in accordance with guidelines established by the Washington State Department of Agriculture, (WSDA); Washington Administrative Code, (WAC), 16-228-2005 through 2045; and the standards of the Washington State Pest Management Association, (WSPMA). Every reasonable effort will be made to make a thorough inspection of the visible and readily accessible areas of the structure within the scope of these standards, limitations and barriers related to the inspection. Areas inspected shall include structural exterior, (accessible both visibly and physically, to an inspector at ground level); accessible structural interior; accessible sub structural crawl space(s); garages, carports, and decks which are attached to the structure. Deck inspection shall include; railings, wooden steps and accessible wooden surface materials, as well as deck substructures which are accessible (those with at least a 5' soil to joist clearance or elevated decks which can be suitably reached using a 6' step ladder). The inspection will be performed in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. In accordance with the provisions of RCW 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance on the same property. Only the above mentioned client is entitled to rely on the contents of this report.

The Wood Destroying Organism Report shall include a thorough inspection of accessible areas of the structure by way of careful visual examination and/or probing with inspection instruments. The report shall include a description of the findings and any inaccessible areas as required by law. A diagram may be included at the discretion of the inspector. This report is the opinion of the inspector based upon what was accessible and visible at the date and time of the inspection and does not, in any way, guarantee the structure is free from wood destroying organisms and/or related damage. Nor does this report guarantee that any infestation or damage does not exceed that which is documented herein. The inspector will not assume any responsibility for wood destroying organism infestations or infections that were not detected during their dormant season. The purpose of the inspection shall be to identify the following:

A. Evidence of infestation of Wood Destroying Organisms:

1. Carpenter Ants.
2. Moisture Ants.
3. Velvet Tree Ants
4. Subterranean Termites.
5. Dampwood Termites
6. Anobiid Beetles.
7. Adult beetle emergence holes unique to wood infesting species in the families Buprestidae, Cerambycidae and Lyctidae may be reported for clarification purposes at the inspector's discretion.
8. Signs of wood decay fungi, such as brown pocket rot, and the marine mollusk, Teredo or shipworm, that may have occurred prior to the manufacturing or processing of lumber.

B. Infection and/or damage from Wood Decay Fungi

C. Damage from Wood Destroying Insects

D. Conducive conditions: The presence of conditions conducive to damage and/or infestation by Wood Destroying Organisms which include, but are not limited to;

1. Earth to wood contact.
2. Vegetation in contact with structure.
3. Restricted or non-functioning gutter systems.
4. Conducive debris in crawl space.
5. Bare or unimproved ground in crawl spaces.

6. Standing water or evidence of seasonal water in crawl space.
7. Failed or missing caulk/grout at water splash areas.
8. Moisture from plumbing leaks.
9. Inadequate sub-structure ventilation.
10. Inadequate clearances in crawl space.

E. INACCESSIBLE AREAS: Any inaccessible areas of the crawl space may be vulnerable to infestation and damage by wood destroying organisms and should be made accessible if possible or reasonable to do so.

F. USE OF MOISTURE METER: During the inspection a non-invasive electronic moisture meter will be used in an attempt to identify possible hidden moisture conditions within the structure interior. Concrete surfaces will always produce high moisture readings and therefore are not tested, even if overlaid by finished flooring. The presence of hidden metal will also produce false high readings. In both cases, actual hidden moisture may not be detected. The meter will not be used randomly, but only to check for hidden moisture in the following areas: The accessible flooring around the base of toilets and in front of dishwashers; formica and non-prefabricated tub or shower surrounds; accessible flooring around ice maker refrigerators and any readily accessible surface which has the appearance of being damp or wet.

G. WARRANTIES: Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance of any applicable building codes, nor the suitability for use for any repairs, corrections, or treatments recommended within this report. Compliance with Washington State pesticide application laws and applicable building codes (current revisions) is the responsibility of the property owner and the persons performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded and qualified professionals providing warranted services.

H. CONDITIONS REVEALED DURING THE PERFORMANCE OF RECOMMENDATIONS: Should any wood destroying organism damage, or conducive condition be revealed during the performance of any recommendations, whether performed by the owner, the purchaser, a contractor, or any other party in interest, the inspecting firm must be notified of such, and be given reasonable opportunity for re-inspecting and determining the need for additional corrective measures before such conditions are covered. The owner, the purchaser, or any other party undertaking the work shall be responsible for notifying the inspector. Nothing contained herein shall prevent the inspecting firm from assessing additional charges for each additional inspection. (WSPCA Standards, Rev 10/03).

I. TREATMENT RECOMMENDATIONS: Any recommendations for chemical pest treatment should be referred to a WSDA licensed pest applicator. Treatment material should be EPA approved and treatment should conform with industry standards. The applicator shall provide a one year warranty against re-infestation.

J. PROCEDURES:

a. The accessible structure was assessed according to the attached standards any evidence of infestation of wood destroying organisms. This includes live insects, insect parts, frass, exit holes from wood boring beetles, mud tubes and damage. If this inspection is for WDO only and not part of a home inspection, assessment for signs of infestation will only include the structure exterior up to the gutter line; the structure interior and the crawl space.

b. The accessible exterior envelope was examined visually for any readily apparent indications of wood rot decay. This includes the exterior siding, trim, entry doors, garage doors, roof framing and trim, decks and deck framing, etc. A probe was used to gently sound wood surfaces in those readily accessible areas where rot damage tends to occur.

c. The accessible interior structure was examined visually for any readily apparent indications of wood rot decay. This includes, but is not limited to: flooring, especially in damp locations such as baths, utilities and kitchens; tub and shower surrounds; windows; kitchen and bath cabinets; other areas of accessible floors, ceilings, walls;

attic, (If performed as part of a home inspection).

d. The accessible substructure framing and sub floor was observed for any evidence of rot damage. Probing was performed where any decay issues were suspected.

e. The exterior structure was assessed for any conditions which would be conducive to damage and infestation by wood destroying organisms. This includes, but is not limited to earth to wood contact, concrete to wood contact, poor diversion of downspout drainage, leaks, foliage against the structure, flashing defects, etc.

f. The accessible interior structure was assessed for any conditions which would be conducive to damage and infestation by wood destroying organisms. This includes plumbing leaks, leaks from appliances, failed caulking on interior shower surrounds, leaks around toilets, evidence of roof leaks, etc. The readily accessible attic space was also observed visually for any evidence of possible conducive conditions or moisture intrusion, such as old staining, active leaking and any mold/mildew-like growth. The accessible kitchen and bathroom flooring was observed for any readily visible evidence of moisture intrusion or conditions causing moisture intrusion. A moisture meter was used as appropriate around the floor where an ice maker refrigerator is present, around toilets, in front of showers and tubs, inside tiled tub/shower surrounds and wherever stains exist which appear damp.

g. The accessible sub-structure crawl space was observed for conditions conducive to infestation of, or damage from wood destroying organisms. This includes any earth to wood contact including form wood, tree stumps; conducive debris including wood and cardboard debris, fallen and damaged insulation; any issues related to the installation, presence or condition of the vapor barrier; the presence and condition of foundation vents and any potential issues related to inadequate ventilation; the presence of any standing water or any readily visible evidence of possible past water events. The crawl space area was also observed for the presence of any issues related to inaccessibility. This includes inadequate clearances beneath framing, ductwork and pipes.

PROPERTY PROFILE

PRIMARY STRUCTURE

4.1 *Type of Structure:*

Single family residence.

4.2 *Age of Structure:*

Year built is reported as: 1991.

4.3 *Stories:*

2 Story.

4.4 *Construction Type:*

Stick Built.

4.5 *Orientation:*

The front of the structure faces: West.

4.6 *Structure Occupied?*

Structure is not currently occupied.

SITE VIEWS

4.7







EXTERIOR & GROUNDS

4.8 Driveway/Apron:

Asphalt.

4.9 Walkways:

Concrete.

4.10 Siding Materials:

Wood siding.

4.11 Entry Doors:

Two.

4.12 Barriers & Limitations:

Areas of structure exist which are greater than 8 feet tall and are not available for hands on inspection.

DECKS

4.13 Location:

Back.

4.14 Material:

All wood framing and decking.

4.15 Barriers & Limitations:

Deck or landing is built close to the ground and cannot be examined from below due to inaccessibility.

ROOF

4.16 Method of Inspection:

Walked on where safe and able to do so. Viewed from the edge on a ladder. Viewed from the ground with binoculars. Viewed from a window or balcony.

4.17 Roof Style:

Gable and Hip.

4.18 Materials:

Laminated Composition shingles.

4.19 Estimated Age of Roof:

Roof appears 3 - 5 years old.

4.20 Estimated Layers:

Roof appears to be single layer.

4.21 Roof Venting:

Continuous ridge venting, Gable end vents, Eave or soffit ventilation.

4.22 Gutters:

A full gutter drainage system is present. Material is continuous metal.

GARAGE/CARPORT

4.23 Configuration:

Attached two car garage.

4.24 Interior Finish:

Framed walls and ceiling covered with fire taped or textured sheetrock.

4.25 Wall Insulation:

Unable to determine if wall insulation is present.

4.26 Flooring:

Concrete.

4.27 Vehicle Doors:

Two, Roll Up, Automatic opener(s) present but not on all doors.

INTERIOR

4.28 Living Areas:

Living room and family room.

4.29 Dining Areas:

There is one dining area.

4.30 Bedrooms:

There are three bedrooms.

4.31 Flooring:

Wood, Carpet, Vinyl.

4.32 Walls/Ceiling:

Drywall.

4.33 Windows:

Vinyl, double pane.

4.34 Barriers & Limitations:

Where finished floor coverings are present, the condition of the substrate beneath cannot be determined. Be aware that if floor coverings have been installed over concrete and/or finished floor coverings are ceramic tile, masonry or stone, testing with a moisture meter may not yield reliable results and hidden moisture conditions could exist. Newly installed vinyl floors, (up to 2 months), will have residual moisture in the glue and it will not be possible to determine if high moisture readings are related to the glue or a possible hidden moisture condition such as a leaking wax ring on a toilet.

ATTIC SPACE

4.35 Attic Access Location:

Second floor hall.

4.36 How Inspected:

The attic was entered and traversed as able.

4.37 Attic Framing & Insulation:

Framing: Truss. Sheeting: OSB. Insulation: Fiberglass (R-Value 2.9 - 4.2 per inch), >12 inches present. Framing: Truss, Sheeting: Plywood, Insulation: Type and Amount: Rock wool: (R-Value 3.0-3.2/Inch). Approximately 8-12 Inches present.

KITCHEN

4.38 Cabinets and Sinks:

A double sink is installed in the finished countertop.

4.39 Dishwasher:

A built in dishwasher is installed.

4.40 Disposal:

A built in garbage disposal is installed.

4.41 Cooktop and Oven:

A built in electric cooktop and oven is installed.

4.42 Hood or Fan:

A built in recirculating type range hood is installed.

4.43 Barriers & Limitations:

Kitchen appliances such as stoves, dishwashers, trash compactors and refrigerators will not be moved during the inspection. Be aware that hidden conditions may exist behind and under these appliances since they will not be moved during the inspection.

BATHROOM

4.44 Location:

Main floor hall.

4.45 Cabinets and Sinks:

A sink cabinet with finished countertop is present. One sink/faucet is installed.

4.46 Toilets and Bidets:

There is one toilet.

BATHROOM

4.47 Location:

Second floor hall.

4.48 Cabinets and Sinks:

A sink cabinet with finished countertop is present. One sink/faucet is installed.

4.49 Toilets and Bidets:

There is one toilet.

4.50 Tubs and Showers:

A single tub/shower combination is installed.

BATHROOM

4.51 Location:

Master bathroom.

4.52 Cabinets and Sinks:

A sink cabinet with finished countertop is present. One sink/faucet is installed.

4.53 Toilets and Bidets:

There is one toilet.

4.54 Tubs and Showers:

A single tub/shower combination is installed.

UTILITY AREA

4.55

A utility area is present inside the structure.

4.56 Barriers & Limitations:

Appliances are present in utility room and restrict access to floor beneath and area behind them.



PLUMBING

4.57 Supply Lines:

Copper.

4.58 Water Shutoff:

In the garage.



4.59 Drain, Waste & Vent Lines:

ABS.

4.60 Water Pressure:

Water pressure in PSI is: 88.



4.61 Water Temperature:

Water temperature in Fahrenheit Degrees is: 112.

4.62 Barriers & Limitations:

Sub floor insulation and pipe wrap insulation limits view of plumbing lines to those which are readily visible.

WATER HEATER

4.63



- 4.64 Location:** Garage.
- 4.65 Description:** The water heater is electric.
- 4.66 Equipment Brand:** GE Dated 6-2010.
- 4.67 Size:** 40 Gallons.
- 4.68 TPR:** A temperature and pressure relief (TPR) valve and associated piping is seen.

FUEL SYSTEM

- 4.69 Description:** All electric.

HVAC

- 4.70 Location:** Each room.
- 4.71 General Description:** Fan forced space heaters.
- 4.72 Equipment Brand:** Sentonel.
- 4.73 Fuel Source:** Electric.
- 4.74 Efficiency:** Approximate low to mid efficiency.
- 4.75 Appliance Rating:** Unable to identify rating.
- 4.76 Heat Distribution:** Heat distribution is unitary.

FIREPLACE/STOVE

4.77



- 4.78 Location:** Living room.
- 4.79 Description:** A free-standing type stove is present.
- 4.80 Fuel Type:** The unit burns wood pellets.
- 4.81 Blower or Fan:** A blower or fan is seen.
- 4.82 Venting:** Metal stove pipe or gas vent installed through a wood framed chimney chase.
- 4.83 Barriers & Limitations:** Unable to see metal stove pipe or gas vent liner inside chase or chimney. No comment can be made about condition.

ELECTRICAL

4.84



4.85 Panel Description:	Main service.
4.86 Type of Panel:	Circuit breakers.
4.87 Panel Brand:	Siemens.
4.88 Panel Location:	Garage.
4.89 Underground Service :	3 wire stranded aluminum wire.
4.90 Overhead Service:	3 wire stranded aluminum wire.
4.91 Estimated Amperage:	200 Amps.
4.92 Voltage:	120/240 Volt.
4.93 Grounding:	Plumbing system.
4.94 Branch Wiring:	NM, (Non-Metallic), sheathed cable including copper wiring with some stranded aluminum wiring typically employed for larger appliances.

STRUCTURE

4.95 Space Below Grade:	Raised foundation.
4.96 Perimeter Foundation:	Poured concrete footing and stem wall.
4.97 Footings:	Poured concrete pads.
4.98 Framing Support:	Wood posts.
4.99 Framing:	Wood floor joists supported by typical dimensional lumber beams.
4.100 Sub Flooring:	Plywood.
4.101 Foundation Anchoring:	Sill plate secured to stem wall with bolts into the concrete.
4.102 Sub Floor Insulation:	Sub structure is fully insulated. Fiberglass batt insulation is seen. The average thickness of the intact insulation which is present is approximately: 4 - 6 Inches.
4.103 Barriers & Limitations:	Where the sub-flooring is insulated, sub-structure framing components and sub-flooring will not be fully visible for inspection. Sub-floor insulation will not be removed during the inspection. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.

EXTERIOR AND GROUNDS

An Important Note About Water Penetration: Exposed doors, windows and nails can be prime areas for water penetration into the exterior siding and wall void if proper water resisting details are not followed in addition to exterior caulking. Such details may include metal head or cap flashings, house wrap and/or flexible tapes which are installed over window flanges. Unfortunately, during an inspection, one can only identify the presence or absence of visible details such as head flashings and cannot verify if house wrap, window tape, or other hidden water resisting details exist, or if they have been installed properly. Even if visible details such as head flashings are present, their ability to prevent water penetration during extreme weather conditions cannot be guaranteed. It is important to understand that where such water resisting details are missing or installed improperly, failed caulking alone may allow water penetration into the structure and if allowed to continue, may lead to such conditions as fungal decay and mold. These conditions may occur very quickly and severe decay can occur in less than a year. On older structures which lack water resisting details, hidden conditions such as outlined above may exist which are outside the scope of inspection.

Site Conditions

5.1

The accessible exterior grounds adjacent to the structure were observed for any readily visible evidence of conditions related to possible poor drainage, soil grade issues, erosion and other potential issues which could impact the structure.

5.2 Trees:

There are tall trees present around the house. Determining if trees are a potential hazard to the structure is outside the scope of inspection unless the hazard seems obvious. When there are tall trees or potentially damaging trees around the structure it would be prudent to have further evaluation of any possible risk by a licensed, insured tree specialist or arborist. Left and back side.



Driveway

5.3

The accessible driveway was observed for any readily visible evidence of condition issues such as cracking, damage, damage from tree roots, deterioration, settling, undermining and improper grade.

5.4 Cracks:

Typical driveway cracking is seen. Small cracks are typical and expected and it is part of normal maintenance to keep them filled and sealed to prevent worsening from freeze thaw action.



Walkway

5.5

The accessible walkways were observed for any readily visible evidence of any condition issues such as cracking, damage, damage from tree roots, deterioration, settling, undermining and improper grade, handrailing for stairs and steps.

5.6 Undermining:

Walkway is starting to undermine: This condition may cause eventual deflection and damage to the walkway. A landscape contractor may be able to suggest remedies to stabilize the soil and fill in any voids under the concrete. A licensed concrete contractor may also be helpful in evaluating and correcting the condition. Seen on the left side. Use caution not to trip.



Siding Type 5.7

The siding was observed visually for possible concerns related to the type of siding which has been installed.

No reportable conditions were identified.

General Condition 5.8

The accessible siding and trim, exposed rafters, eaves, support beams and posts, exterior doors and door trim, and other accessible exterior components were observed for any readily visible issues related to condition such as wear; weathering; mechanical damage; loose or buckled siding, etc.

5.9 Other:

Other siding and trim condition issues are seen: Some minor damage is seen at the lower left corner of the left side dormer. Maintenance repair is indicated.



Maintenance Conditions 5.10

The accessible siding and trim was observed for any readily visible evidence of conditions related to maintenance such as failed caulking, paint failure, paint bubbling or condition issues, mildew growth, failed window glazing, etc.

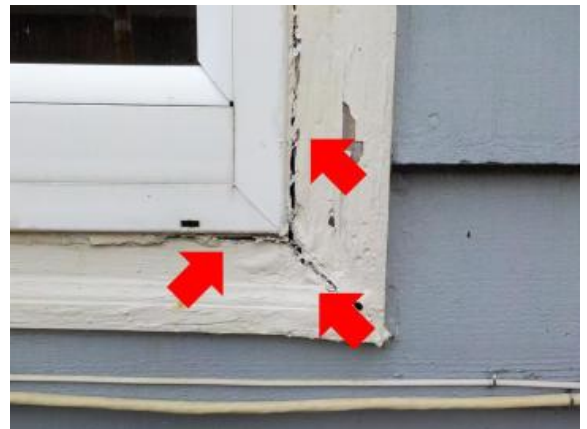
5.11 Mildew-Like Staining:

There is a mold/mildew-like material on the siding/eaves. This is a common finding, especially in eaves and on the North side of the house. Keeping the siding clean of molds and mildews is a typical maintenance issue and is important to maintain the integrity of wood or composite wood sidings. Minor Seen on the side of the wood chase.



5.12 Caulking:

There is some failure of the exterior caulking: Caulking around exposed penetrations such as doors, windows, nail heads, butt joints of lap siding, etc., is a normal and extremely important maintenance task which needs to be performed on a regular basis. It is also extremely important to maintain caulking along the top edge of any horizontal trim boards, or belly boards. Failure to maintain caulking may result in rapid deterioration of composite wood sidings and trim. Always use a high quality paint-able caulk such as OSI Quad. Seen at all the windows on the South side and scatters in other areas.



Wood Rot Decay

5.13

5.14 Siding/Trim:

The accessible siding and trim, exposed rafters, eaves, support beams and posts, exterior doors and door trim, crawl space access, (if present), and other accessible exterior components were observed for any readily visible evidence of wood rot. Accessible areas will be sounded with a probe in an attempt to identify decay.

Siding and/or trim damage is seen. Recommend a licensed contractor evaluate and repair as needed. Be aware that depending on location, hidden conditions may exist that may not be discovered without destructive discovery. Damage was seen in the following area(s): Belly band board: West side at corner.



Window trim/framing: Seen on west side upper level window.





Exterior trim and lower roof to wall siding: Seen on the back side.



Roof Support Structures

5.15

The exterior framing supporting any attached or extended roof structures was observed where accessible for any readily visible condition or installation issues. This includes insufficient framing; over spanned, deflected framing; issues with post supports and issues with post support footings such as undermining or deflection.

No reportable conditions were identified.

Exterior Door Condition

5.16

Accessible exterior doors were observed for any readily visible evidence of issues related to physical condition, broken or failed glass, non-rated doors and missing or damaged hardware.

5.17 Door Damage:

Exterior door has cosmetic damage or deterioration: Maintenance attention indicated. The side garage door, is delaminating and binds when used. Repair is indicated.



5.18 Door Hardware:

Exterior door has damaged hardware. Maintenance repair indicated. The front door deadbolt will not lock.



Exterior Door Seal

5.19

Accessible exterior doors were observed for any readily visible evidence of issues related to weatherstrip or sealing issues.

5.20 Weather Strip:

Exterior door weather strip is damaged. Recommend maintenance repair. Garage side door.

Exterior Door Operation

5.21

Accessible exterior doors were operated and observed for any readily visible evidence of issues related to function such as binding or rubbing and any hardware conditions such as missing, damaged or non-working hardware.

5.22 Binding:

Exterior door binds or is difficult to operate. Maintenance repair/adjustment indicated. Garage side door, see note above.

Safety Glass

5.23

The accessible exterior doors and adjacent side windows were observed visually for the presence of safety glass.

No reportable conditions were identified.

Soffit & Gable Vents

5.24

Where present, accessible gable and soffit vents were observed for any readily visible condition issues such as defects or damage.

No reportable conditions were identified.

Fan or Duct Terminations

5.25

Any accessible exterior fan or duct terminations were observed for readily visible issues related to installation or condition.

No reportable conditions were identified.

Conductive Conditions

5.26

The accessible exterior structure was assessed for conditions conducive to infestation and damage from wood destroying organisms including: Water penetration issues; Foliage in contact with the structure; Earth to wood contact; Concrete to wood contact; Gaps or voids in siding/trim; Siding installation issues; Firewood against the structure; Missing or improperly installed flashing details; Drainage and grade issues; Crawl space access issues.

5.27 Missing Flashings:

Exterior trim has exposed end cuts present: Since the exposed end cut is susceptible to damage over time from water penetration, it will be important to keep it caulked and sealed with a high quality sealant such as OSI Quad. This was noted in the following area: Left next to porch.



Head flashing details not seen: Exposed penetrations such as entry doors, vehicle doors, window trim, foundation vents and wood mounting blocks for exterior lights, house numbers and faucets can be susceptible to water penetration. With no head flashing detail present and no reasonable way to install one on a retrofit basis, it will be important to keep these areas caulked with a high quality sealant such as OSI Quad. This was noted in the following area: Exposed window(s), Garage door. Only seen on South side windows and doors.



5.28 Siding Gaps or Voids:

Gaps or openings seen in the siding/trim: These may offer pathways for insects, vermin and birds to enter and depending on location, could also allow water penetration. Repair is suggested. Gaps or voids were seen in the following area: The eaves in front of the garage doors and a piece of trim on the garage framing.



5.29 Crawl Space Access::

The crawl space access lid is inadequate or does not fit properly: The lid should be repaired or a proper lid should be constructed and installed suitable to keep animals, vermin and weather out of the crawl space. There is also missing framing and decay seen on some of the wood covering.



Exterior Miscellaneous

5.30

The exterior was observed for any readily visible evidence of other exterior issues such as settling, handyman or makeshift type construction, evidence of past repairs, any issues related to the exterior landings and any issues related to the doorbell, (if one present).

No reportable conditions were identified.

EXTERIOR DECKS

Limitations. Any area which is hidden from view, or inaccessible to a hands on inspection, is excluded from the inspection. This includes decks where dense foliage, debris, dirt and/or stored items are against, or on, the deck. Where decks or other structures are built close to, or on the ground, or a waterproof structure or tarp has been installed on the underside of a deck, the area beneath the deck or structure as well as the lower portion of the deck or structure will be inaccessible for inspection. Where decks are covered by roofing material, carpet or other flooring materials, no comment can be made about of the condition of the decking material beneath it. Be aware that inaccessible areas may be vulnerable to infestation and damage from wood destroying organisms and hidden conditions may exist.

General Condition

6.1

The accessible deck(s) were observed for any readily visible issues related to general condition and issues which may cause excessive moisture conditions. This includes the decking, rails and balusters, stairs and steps and accessible framing.

No reportable conditions were identified.

Rot Damage

6.2

The accessible deck(s) were observed for any readily visible evidence of wood rot decay. This includes the decking, rails and balusters, stairs and steps and accessible framing. Gentle probing was performed in an effort to identify any decay or deterioration.

6.3 Deck Decay:

Deck has rot damage present.

Recommend a contractor evaluate and repair. Be aware that depending on location, further hidden damages may be discovered. Deck boards. scattered, minor.



Framing

6.4

The accessible and visible framing of the deck(s) were observed for any readily apparent issues related to footings, framing and general construction. Be aware that when decks are built close to the ground, very little of the framing will be accessible for inspection.

No reportable conditions were identified.

Guards

6.5

The accessible deck(s) guard railings were observed for any readily visible issues related to condition, stability, installation and safety.

6.6 Balusters:

Conditions related to the deck guard rail balusters are seen:

Some or all balusters are >4 inches apart. Be aware that more widely gapped stair or handrail spindles may represent some risk to small children who could become stuck or fall through. Caution is advised. On taller decks where the risk of injury is greater, correction or modification is advised. Front entry.



Stairs/Steps

6.7

The accessible deck stair/step and stair rail system was observed visually for issues related to condition, installation and safety.

No reportable general inspection conditions were identified.

Attachment

6.8

The accessible deck attachments were observed for any readily visible issues related to condition and installation including seismic connections, hangers and lag screws.

Unable to assess. No comment can be made.

Conductive Conditions

6.9

The accessible deck structure was assessed for conditions conducive to infestation and damage from wood destroying organisms.

6.10 Earth to Wood Contact:

Earth to wood contact is seen:

This includes, but is not limited to soil, decorative bark, gravel, rock, or other landscape materials. Where possible, provide for a minimum 4 - 6 inch clearance between all siding materials, structural members and the earth. Framing members such as stair risers or supports should land on concrete piers or pads to protect them from damage. Hidden conditions such as damage or infestation may exist and should be reported to the inspecting firm. Earth wood contact was noted with the following: Deck framing.



6.11 Deck Flashings:

The wood deck lacks a flashing detail where it attaches to the structure. Where a deck is exposed to the weather, a flashing detail should be installed as an upgrade to protect the deck ledger board and siding behind it. Be aware that on older structures, hidden conditions may exist. Front and back decks.



ROOFING

Method of inspection: The inspector, in regard for his personal safety, will not walk roofs where there is a potential risk of falling. This includes slippery roofs such as cedar shake and shingle, tile, PVC membrane, metal; two or more story roofs and steep roofs, (> 6:12 pitch). If there is a risk of causing damage to the roof it will not be walked on, such as tile, corrugated fiberglass and thin gauge metal. When, in the opinion of the inspector, the roof cannot be safely accessed or walked on for a hands on inspection, every reasonable effort will be made to visually evaluate the roof utilizing other vantage points, binoculars and so on. Regardless, conditions could exist which may not be detected. If you are not comfortable with the inspection findings below, or the method in which the roof was inspected, you should have a licensed roofer with the proper safety equipment evaluate the roof more thoroughly.

Roof and gutter leaks: Roof leaks, as well as gutter and downspout leaks, may not be apparent during the inspection due to the weather conditions at the time and there may be no readily visible evidence to indicate they exist. The only way to ensure with certainty that no leaks or defects exist is to observe the roof and gutter system during a prolonged and heavy rainfall.

Concealed roof damages. Hidden sheathing or sheathing damage may exist with any older roof and will not be detected during a home inspection, especially since it is neither practical nor reasonable to walk every square foot of roof surface. Damages may not be visible from inside the attic. Be aware that such hidden damages may only be discovered at the time the roof is torn off prior to replacement and may add to the cost of the roof replacement project. The inspection cannot guarantee that no such hidden damages exist.

Condition

7.1

The accessible roof surface was observed visually for readily apparent issues related to condition including evidence of damage, deterioration, failure and reduced lifespan, (reduced lifespan is defined as a roof which appears to have less than 5 years of viable service life remaining), and possible defective products. The accessible exterior siding and trim, interior wall and ceiling areas, accessible areas around penetrations and valleys and attic space were observed for any readily visible evidence of water staining or active leaking.

No reportable conditions were identified.

Leak Evidence

7.2

The accessible exterior siding and trim was observed visually for readily apparent evidence of roof leaking including actual leaking, water stains, water filled paint blisters. Special attention was paid to the eave area and areas beneath valleys.

No reportable conditions were identified.

Maintenance

7.3

The accessible roof surface was observed visually for issues related to deferred maintenance, such as moss or debris buildup and no or inadequate coatings on flat roofs.

7.4 Moss/Debris:

There is moss or debris present on roof: As a normal maintenance issue, moss and debris should be cleaned off roof as it can lead to damage and leaking. Be aware that heavier moss coverage may conceal hidden damages and repairs may be needed once the roof is cleaned. At this time the amount of moss or debris buildup would best be described as: Minimal. Debris from trees seen on upper back section.



Roofing Repairs

7.5

The accessible roof surface was observed visually for evidence of temporary, non-professional, or improper repairs.

No reportable conditions were identified.

Roofing Fasteners

7.6

Where the roofing material can be lifted without causing damage, the accessible roofing fasteners were observed visually for issues related to condition and proper installation. (Due to risk of damage, roofing material which is sealed will not be pried up to check on the fasteners.)

No reportable conditions were identified.

Roofing Installation

7.7

The accessible roofing system was observed visually for evidence of any possible installation related issues such as handyman installations, weather exposure, overhang on rake and gutter edges, number of layers, presence of underlayment, starter course, valley installation and pitch.

No reportable conditions were identified.

Roof Flashings

7.8

The accessible roof flashings were observed visually to verify their presence and identify evidence of any issues related to installation or condition. This includes drip edge flashings, side wall flashings, cap flashings, roof to wall flashings, valley flashings, kick out flashings, chimney and skylight flashings, etc.

7.9 Kickouts:

Roof kick out flashing is missing or inadequate. Where the gutter edge of a roof meets a wall, the last sidewall flashing above the gutter end should be installed in a special manner so that water from the roof is directed into the gutter instead of over, or behind, the siding. This is called a kick out flashing. Be aware hidden conditions may exist. Caulking alone is not an acceptable substitute as it will fail over time. Correction is recommended. This was noted in the following area: Seen at front over entry.



Plumbing Boots

7.10

The accessible plumbing vent boots were observed visually for evidence of any issues related to installation or condition.

No reportable conditions were identified.

Vents and Hoods

7.11

The accessible roof vents and hoods were observed visually to verify their presence and to identify evidence of any issues related to installation or condition.

No reportable conditions were identified.

Ventilation

7.12

The roof was observed visually for the presence and adequacy of ventilation and any possible installation issues.

No reportable conditions were identified.

Sheathing & Framing

7.13

The roof was observed where able for any readily visible evidence of issues related to the roof sheathing or framing, such as buckling, sagging, deflection or unusual softness or flex.

No reportable conditions were identified.

Gutter System

7.14

The accessible gutter system was observed visually for evidence of any issues related to installation, condition, maintenance and leaking.

No reportable conditions were identified.

Downspout System

7.15

The accessible downspout system was observed visually for evidence of any issues related to installation, condition, maintenance, leaking and diversion away from the structure.

No reportable conditions were identified.

GARAGE/CARPORT

Firewall. Determining the heat resistance rating of firewalls and fire doors is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Not included. Garage or carport storage shelves, cabinets and workbenches are not included in the inspection.

Flooring

8.1

The accessible garage flooring was observed for any readily visible evidence of condition issues such as cracking, damage, deterioration, or settling.

8.2 *Cracks:*

Typical small cracks are seen: Small cracks are common due to settling and shrinkage. There are no recommendations.

Finished Surfaces & Firewall

8.3

The accessible finished walls and ceilings in the garage/carport were observed visually for any issues related to general condition such as deterioration or damage, installation, completeness of the firewall and any issues which could affect firewall integrity such as pet doors, windows, penetrations. The accessible finished walls and ceilings in the garage/carport were also observed for any readily visible evidence of water intrusion such as old staining, actual moisture, or "mold-like" growth.

No reportable conditions were identified.

Garage Framing

8.4

The accessible framing in the garage/carport was observed visually for any issues related to condition, rot damage, installation, deflection or improper modifications.

No reportable conditions were identified.

Vehicle Door

8.5

The accessible vehicle door(s) were assessed visually for any issues related to condition such as damage and buckling; rot damage, condition of weather stripping and installation.

No reportable conditions were identified.

Vehicle Door Hardware

8.6

The accessible vehicle door hardware including rollers, springs and brackets were assessed visually for any issues related to condition, installation and operation.

No reportable conditions were identified.

Vehicle Door Operation

8.7

The accessible vehicle door(s) were checked for any conditions related to operation including balance and binding. Where applicable, automatic openers (except remotes) were checked for function and proper installation.

No reportable conditions were identified.

Automatic Opener

8.8

The automatic garage door opener, (except remotes), and any electronic eyes were checked for operation, proper installation and auto-reverse function.

No reportable conditions were identified.

Fire Door

8.9

The door from the living area to the garage was observed visually for any issues related to condition, installation, operation, hardware or integrity. This includes condition of weather strip and proper sealing as well as any modifications to the door which could affect fire rating.

8.10 *Self Closing:*

The door from the garage to the living area does not self close: Past changes in the International Residential Code did away with the requirement that the door from the garage be self closing, however, not all local municipalities have adopted that change. You may wish to check with your local building department for verification. Regardless, it would be prudent to ensure the door is self closing.

Stairs/Landings/Railings

8.11

The accessible garage stairs and stair rail system was observed visually for issues related to condition, installation and safety. The accessible garage landing and guard rail system was observed visually for issues related to condition, installation and safety.

No reportable conditions were identified.

Conductive Conditions

8.12

The accessible interior garage was observed for any readily visible evidence conditions conducive to rot damage or wood destroying insect infestation and damage. This includes leaks and evidence of past repairs.

No conducive conditions were identified.

Rot Damage

8.13

The accessible interior garage was observed for any readily visible evidence of rot damage or fungal decay.

No reportable conditions were identified.

INTERIOR

Cosmetic damages: As a general rule, minor cosmetic deficiencies are considered normal wear and tear and are not reported.

Odors and stains: Determining the source of odors or like conditions is not a part of this inspection. Odors (and staining) from animals or other sources, within or beneath floor coverings such as carpet is outside the scope of inspection. Carpets and throw rugs will not be pulled up to visualize the flooring beneath. Golden Home inspection Services cannot be responsible for odors or stains, not recognized during the inspection, which only become apparent after the structure is occupied by the client.

Floor squeaks and springiness: Floor squeaks and/or springiness, not present during the inspection, which only become apparent after personal furnishings have been moved out and the house made vacant, are outside the scope of inspection.

Nail pops and cracks: With sheet rocked and plastered surfaces, it is typical for small cracks and/or nail pops to either be present during the inspection, or to develop at a later date. Such small cracks and nail pops are common and generally relate to normal settling and expansion and contraction which occurs. Cosmetic repair is part of typical maintenance and unless the finding is considered unusual or severe, further mention is not made in this report.

Double pane window failure: Fogging or steaming of double pane windows may only be visible during certain weather conditions, (typically higher temperatures), and may not be apparent during the inspection, particularly if windows are dirty.

Smoke detectors: Smoke detectors are currently required: (1) In each sleeping room. (2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. (3) On each additional story of the dwelling, including basements, but not including crawl spaces or uninhabitable attics. In dwellings with split levels, and without an intervening floor between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. It is recommended that you test all smoke detectors upon taking possession and change all the batteries. Perform monthly testing of the smoke detectors thereafter. If your home does not have smoke detectors in all the areas noted above, it is strongly recommended you add more as a safety upgrade

Flooring

9.1

The accessible interior finished flooring was observed visually for issues related to condition or installation. This includes damage, cracking, lifting, loose, stained, buckled, worn and/or deteriorated floor coverings.

9.2 General Condition:

Typical use related floor wear was noted: This includes scratches, chips wear, blemishes, stains, etc. The existing floor wear may best be described as: "Normal" and minor appearing wear and deterioration.

9.3 Carpet:

There is staining of the carpet. Direct to a professional carpet cleaner for evaluation.

Walls and Ceiling

9.4

The accessible interior finished walls and ceilings were observed visually for issues related to condition such as wear, damage, cracking, or possible installation issues as well as any indications of past or current leaking.

No reportable conditions were identified.

Structure

9.5

The accessible interior structure was observed for any readily visible evidence of settling, deflection, weakness, truss uplift, or other possible structural or construction related issues.

No reportable conditions were identified.

Humidity & Moisture

9.6

The accessible interior structure was observed for any readily visible evidence of mold-like growth, possible water intrusion and possible moisture related issues such as evidence of high humidity.

No reportable conditions were identified.

Finish and Trim

9.7

The accessible interior finish and trim was observed visually for issues related to condition and installation.

No reportable conditions were identified.

Closets and Cabinets

9.8

The readily accessible interior closets and cabinets were observed visually for issues related to condition including damage, deterioration, function and missing components.

No reportable conditions were identified.

Window Condition

9.9

A representative sampling of the accessible interior windows were observed visually for issues related to installation and condition including broken windows, missing windows, failed windows issues with sashes and balances, window screens.

No reportable conditions were identified.

Window Operation

9.10

A representative sampling of the accessible interior windows were checked for issues related to operation and any hardware conditions.

9.11 *Non-opening:*

Window does not open: Maintenance repair is indicated, particularly in bedrooms where egress is important for fire safety. This was noted in the following area: Upper right side front bedroom.

9.12 *Other:*

Other window operation conditions exist: The upper left side bedroom dormer window will not close. Further evaluation and repair is indicated.



Door Condition

9.13

A representative sampling of the accessible interior doors were observed visually for issues related to installation and condition including wear, damage, warped doors, missing doors.

No reportable conditions were identified.

Door Operation

9.14

A representative sampling of the accessible interior doors were observed visually and tested for issues related to operation and installation and function of the door hardware.

9.15 Other:

Other interior door operation conditions exist: The master bedroom door binds. Both the master bedroom door and adjacent bedroom and closet doors rub on the new carpet installed. Maintenance repair is indicated.



Safety Glass

9.16

Accessible interior windows in hazardous places and accessible glass doors were observed visually for the presence of safety glass. Safety glass is currently required if: **(1)** A window pane is > 9 sq. ft.; < 18 IN above the floor; the top edge of the window is > 36 IN above the ground; and the window is within 36 IN of a walking surface. **(2)** The window is within 2 feet of a door and its bottom edge is < 60 IN over a walking surface. **(3)** The windows is in a wall enclosing a tub, shower or spa and the bottom edge is < 60 IN over a walking surface. **(4)** Windows within 60 IN of the bottom tread of a stairway if the exposed glass is < 60 IN from the nose of the tread. **(5)** All windows in railings. This requirement is often not met on older structures which predate the code and extreme caution is advised, particularly if small children are present. If ever replaced, these windows should be changed to safety glass.

No reportable conditions were identified.

Window Egress

9.17

Accessible interior bedrooms were observed visually for possible conditions related to egress. For fire safety, bedrooms which lack doors to the exterior should have easily opening windows. These windows should be sufficiently sized to allow escape in case of a fire as well as allowing a firefighter with a backpack to enter. The opening window should be 20 inches wide by 24 inches high with the bottom sill no higher than 44 inches off the floor. While rarely if ever an issue on newer construction, this requirement is often not met with older homes or homeowner remodels and should be taken into consideration when developing a fire escape plan as retrofitting windows to meet current standards may not be reasonable or feasible.

No reportable conditions were identified.

Stairs/Landings/Railings

9.18

The accessible stairs and stair rail system was observed visually for issues related to condition, installation and safety. Landings and guard rail systems were observed visually for issues related to condition, installation and safety.

No reportable conditions were identified.

Smoke Detectors

9.19

The interior structure was observed for the presence of smoke detectors. Smoke detectors were not tested.

9.20 Testing:

Testing smoke detectors: Smoke detectors are not tested during the inspection and hidden operational defects could exist. Upon taking possession be sure to test all smoke testers and replace those which are not functioning properly. On older structures it would be prudent to install new batteries at the same time.

9.21 Missing Smoke Detectors:

Some smoke detectors were missing: Many older structures do not meet the current requirements for smoke detectors. For safety, smoke detectors should be installed to current standards which includes hallways and inside each bedroom.

Carbon Monoxide Detectors

9.22

The interior structure was observed for the presence of carbon monoxide detectors. State law requires the seller of any owner-occupied single-family residence to equip the residence with carbon monoxide alarms in accordance with the state building code before a buyer or any other person may legally occupy the residence following the sale.

This requirement applies to all single family residences, including single family homes, condominiums, and manufactured/mobile homes. The building code requires that an alarm be installed: (1) outside of each separate sleeping area in the immediate vicinity of each bedroom; (2) on each level of the dwelling; and (3) in accordance with the manufacturer's recommendations. The building code also requires that single station carbon monoxide alarms comply with UL 2034. There are no exceptions for properties that do not have fuel-fired appliances or an attached garage. Carbon monoxide detectors were not tested.

No Carbon Monoxide Detectors: No CO detectors seen.

Conductive Conditions

9.23

The accessible interior structure was observed for any readily visible evidence conditions conducive to rot damage or wood destroying insect infestation and damage. This includes leaks and evidence of past repairs.

No conducive conditions were identified.

Rot Damage

9.24

The readily accessible interior was observed visually for any evidence of water related rot damage and deterioration, or damage from other wood destroying organisms.

No reportable conditions were identified.

ATTIC SPACE

Insulation: Determining the effectiveness of attic insulation and warranting against excessive heat loss is outside the scope of inspection.

Attic Fans: Testing attic fans is outside the scope of inspection. No comment can be made about their function.

Pull Down Stairs: Pull down stairs may collapse or break under heavy loads or misuse. Be sure to read and follow the manufacturer's guidelines present on any stairs which may be present. This inspection in no way constitutes a guarantee that pull down stairs may not collapse, break, or cause injury.

No access: With manufactured homes, unless modifications have been made, there is no access to inspect attic framing, sheeting and insulation. Be aware that hidden conditions such as damage or infestation may exist.

Attic Access

10.1

The attic access was assessed visually for issues related to condition, installation, insulation and sealing, and accessibility.

No reportable conditions were identified.

Fan Ducts

10.2

The readily accessible exhaust fan ducts were observed visually for issues related to condition, installation connection to hoods.

10.3 Duct Type:

The exhaust vent ducting is older flex type: The older, non-insulated exhaust fan ducting tends to trap considerable condensation reducing the efficiency of the vent. Suggest changing to insulated flex ducting as a future upgrade. Upper hall bathroom fan.



Framing & Sheeting

10.4

The readily accessible framing and sheeting of the interior attic space was observed visually for issues related to condition or installation, such as cracks, damage, deflection, deterioration, poor connections and any improper alterations or modifications.

No reportable conditions were identified.

Insulation

10.5

The accessible attic insulation was observed visually for issues related to condition, damage, installation and coverage and any readily visible evidence of animal or rodent activity.

10.6 Quantity & Quality:

Attic insulation is uneven or compressed: This often occurs over time from settling or from people accessing the attic space for various reasons. This may promote heat loss in the areas where the insulation has been compromised. Recommend repair for energy conservation.



Attic not insulated to current standards: This is a common and typical finding on older homes which predate the current energy saving insulation requirements. Recommend improving for energy savings.

Conductive Conditions

10.7

The readily accessible interior attic space was observed visually for conditions conducive to infestation and damage from wood destroying organisms including rot damage and mold infections.

No conducive conditions were identified.

KITCHEN

Not included. Appliances which are not built in are outside the scope of inspection. This includes, but is not limited to refrigerators, freezers and portable dishwashers. Trash compactors, hot water dispensers, water filtering systems and wine coolers are outside the scope of inspection, although a comment may be made in the report if an obvious condition is seen during the inspection. Hot water dispensers, if plugged in, will be tested as a courtesy only.

Adequacy of operation. Determining the efficiency or effectiveness of built in appliances for personal use is outside the scope of inspection. No opinion can be offered as to the adequacy of dishwasher, oven, cooktop, disposal, exhaust fan, or microwave operation. Self or continuous oven cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Cook tops will not be tested to ensure they heat to a certain level.

Life expectancy. Determining the age or life expectancy of appliances is outside the scope of inspection. Be aware that older appliances may be prone to failure at any time. Hot water dispensers in particular can fail at any time, even if operational at the time of inspection.

Microwave Radiation Leaks. No comment can be made about possible radiation leaks from the microwave. This is outside the scope of inspection.

Cabinets

11.1

The accessible kitchen cabinet frames, doors, drawers and hardware was observed for any readily visible or significant issues related to their general condition including rot damage and mold/mildew-like growth.

No reportable conditions were identified.

Cabinet Operation

11.2

A representative sampling of the accessible kitchen doors and drawers were operated in an effort to discover any readily apparent issues related to operation and function.

No reportable conditions were identified.

Countertops

11.3

The accessible kitchen countertops were observed for any readily visible or significant issues related to their general condition.

No reportable conditions were identified.

Sink

11.4

The kitchen sink was observed for any readily visible or significant issues related to general condition, functionality and leaking.

No reportable conditions were identified.

Sink Fixtures

11.5

The kitchen sink faucet(s) and sprayer (if present) were observed for any readily visible evidence of damage or leaking. The faucet(s) and sprayer were operated as able to check for adequacy of flow and the presence of hot/cold water.

No reportable conditions were identified.

Sink Plumbing

11.6

The kitchen sink drain, waste and supply plumbing was observed for any readily visible evidence of damage or installation issues. Water was run as able to check for leaking.

No reportable conditions were identified.

Dishwasher

11.7

The dishwasher(s) were observed for any readily visible evidence of significant damage, installation issues, or leaking. The flooring in front of the dishwasher was checked as able with an electronic moisture meter for evidence of possible hidden leaking.

No reportable conditions were identified.

Dishwasher Operation

11.8

The dishwasher(s) were operated for a short cycle as able to check for leaking and possible functional issues.

No reportable conditions were identified.

Dishwasher Plumbing

11.9

The dishwasher(s) were observed for any readily visible evidence of issues related to the plumbing installation, drainage or leakage. This includes verifying the presence of an air gap device or high loop device.

11.10 Air Gap:

No air gap device present on dishwasher drain line: An air gap or anti-siphon device helps the appliance drain properly and helps prevent drainage back flow into the appliance. In lieu of this, a high loop may be made in the drain line. Correction is suggested.

Disposal

11.11

The disposal(s) were observed for any readily visible evidence of significant damage, installation issues or leaking.

No reportable conditions were identified.

Disposal Operation

11.12

The disposal(s) were tested as able to identify any issues related to operation.

No reportable conditions were identified.

Cooktop and Oven

11.13

The cooktop and oven was observed for any readily visible evidence of significant damage or installation issues. The appliance cooktop, oven and broiler was tested as able to be sure they were operational.

No reportable conditions were identified.

Exhaust Fans

11.14

The existing exhaust fan(s) were observed for any readily visible evidence of significant damage or installation issues. The appliance(s) were tested as able to be sure they were operational.

11.15 Ventilation:

Kitchen fan recirculates only: This is a common finding on older homes which pre-date current requirements. Recommend installing a kitchen fan which exhausts to the exterior as a future upgrade if possible or reasonable to do so.

11.16 Miscellaneous:

Other kitchen fan conditions exist: The light is not working.

Microwave

11.17

The built in microwave was observed for any readily visible evidence of significant damage or installation issues. The appliance was tested as able to be sure it was operational.

No reportable conditions were identified.

Conductive Conditions

11.18

The accessible kitchen area was observed for any readily visible evidence conditions conducive to rot damage or wood destroying insect infestation and damage.

No conductive conditions were identified.

Rot Damage

11.19

The accessible kitchen area, including flooring and cabinets, was observed for any readily visible evidence of rot damage or fungal decay.

No reportable conditions were identified.

BATH AND UTILITY

Shower pans. Shower pans are visually checked for evidence of leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Seemingly minor imperfections can allow water to get into the wall or floor areas and cause damage. On older structures, where water may have entered through these imperfections, hidden damages may exist which are outside the scope of inspection.

Tub Overflows. Tub overflows will not be checked as they frequently leak and leaking could cause damage. Be aware that leaking could occur should a tub reach the overflow point.

Dryer ducts. Dryer ducts should be inspected and cleaned regularly as a blocked duct could represent a fire hazard. It is recommended you contact a reputable, licensed and certified duct cleaning contractor and have this service performed upon taking possession and on a regular basis according to his recommendations. No comment can be made about any possible buildup or blockages in the dryer duct at the time of inspection.

Jetted Tubs. Detailed evaluation of jetted tubs is outside the scope of inspection. However, Golden Home inspection Services will typically fill the unit and operate it only to test for normal operation. Any questions about proper care and operation of jetted tubs as well as concerns about malfunctions and/or possible health risks should be directed to a tub and spa specialist.

Cabinets

12.1

The accessible bathroom cabinet frames, doors, drawers and hardware was observed for any readily visible or significant issues related to their general condition including rot damage and mold/mildew-like growth.

No reportable conditions were identified.

Cabinet Operation

12.2

A representative sampling of the accessible bath/utility cabinet doors and drawers were operated in an effort to discover any readily apparent issues related to operation and function.

No reportable conditions were identified.

Countertops

12.3

The accessible bath/utility countertops were observed for any readily visible or significant issues related to their general condition.

No reportable conditions were identified.

Sink

12.4

The bath/utility sink was observed for any readily visible or significant issues related to general condition, functionality and leaking.

No reportable conditions were identified.

Sink Fixtures

12.5

The bath/utility sink faucet(s) and sprayer (if present) were observed for any readily visible evidence of damage or leaking. The faucet(s) and sprayer were operated as able to check for adequacy of flow and the presence of hot/cold water.

No reportable conditions were identified.

Sink Plumbing

12.6

The bath/utility sink drain, waste and supply plumbing was observed for any readily visible evidence of damage or installation issues. Water was run as able to check for leaking.

No reportable conditions were identified.

Toilet/Bidet

12.7

The toilet(s) and any bidets were observed for any readily visible evidence of damage or installation issues. Toilet(s), bidets were tested to ensure they were operational and drained properly.

No reportable conditions were identified.

Tub/Shower

12.8

The bath tubs/showers were observed for any readily visible evidence of damage, installation issues, or poor functional drainage. Surrounds will be observed for evidence of moisture penetration issues such as rot damage, loose/damaged tiles, softness behind the surround material. A moisture meter will be used where appropriate to check for any hidden moisture behind the surround material.

No reportable conditions were identified.

Tub/Shower Fixtures

12.9

The bath tub/shower fixtures were observed for any readily visible evidence of damage or installation issues. Tub and shower fixtures were tested to ensure they were operational and to check for leaking and the presence of hot and cold water.

12.10 Fixture Leaks:

Tub/Shower diverter non-functional or leaking during use: Maintenance repair is indicated. Both upper level bathrooms.



Exhaust Fans

12.11

The bath/utility exhaust fans were observed for any readily visible evidence of significant damage or installation issues. The fans were tested to identify any operational conditions.

No reportable conditions were identified.

Dryer Exhaust

12.12

The clothes dryer exhaust duct assembly was observed for any readily visible evidence of damage or installation issues.

12.13 Ducting:

The clothes dryer duct is older flexible type: Newer standards require clothes dryer ducts to be smooth wall pipe as the flexible type tends to trap lint and debris which can cause blockage. Suggest changing to smooth wall pipe as a future safety upgrade. Regular duct cleaning is also advised as trapped lint may constitute a fire hazard.



Conductive Conditions

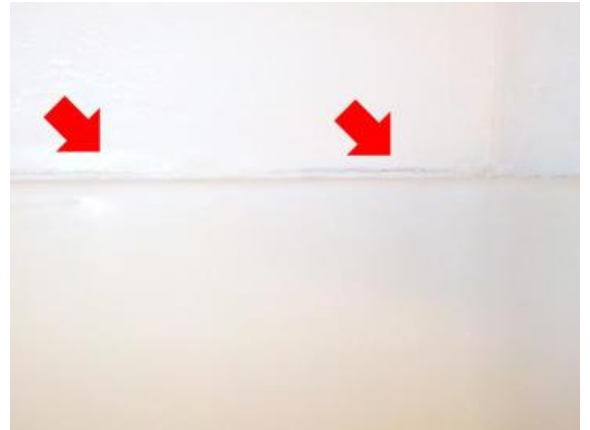
12.14

The accessible bath and utility areas were observed for any readily visible evidence conditions conducive to rot damage or wood destroying insect infestation and damage.

No conductive conditions were identified.

12.15 Tub/Shower Surround:

The caulking or grout on the tub or shower surround is failing. Maintenance repair indicated. Upper portion of the shower surround. Master bathroom.



Rot Damage
12.16

The accessible bath and utility areas, including flooring and cabinets, were observed for any readily visible evidence of rot damage or fungal decay.

No reportable conditions were identified.

UNITARY HEATING

Limitations: Where access to the heating unit is limited due to inadequate physical space, stored personal items, built in shelves or workbenches, or any other physical impediment, inspection of the appliance in question cannot be performed and no comment can be made about its condition.

Condition

13.1

The accessible heater(s) were observed for any readily visible issues related to condition or installation.

13.2 *Old Heaters:*

Old unitary heaters are noted: Older unitary heat sources, such as baseboard heaters or fan forced heaters, may be near the end of their lifespan and prone to failure at any time. With very old appliances, it would be prudent to upgrade to a newer unit for safety and efficiency.

13.3 *Dirty Heaters:*

Electric fan forced heaters are dirty: Electric fan forced heaters tend to build up dirt, debris and pet dander over time. This may cause odors and even overheating. Cleaning should be performed regularly as part of normal maintenance according to manufacturer's guidelines.

Operation

13.4

The accessible unitary heater(s) were operated as able utilizing normal controls and checked for any readily apparent issues during operation.

No reportable conditions were identified.

Controls

13.5

The heater thermostat(s) were observed for any readily visible issues related to condition, operation or installation.

No reportable conditions were identified.

FIREPLACE/WOODSTOVE

Drafting and creosote. Verification of adequate wood burning appliance draft and lack of creosote buildup in concealed areas is outside the scope of inspection. Wood fires will not be lit to determine adequate draft. The interior of stove pipes is not accessible for inspection. Similarly, much of the interior flues of masonry chimneys will not be accessible for inspection. No guarantee can be made that hidden conditions do not exist in either case. A chimney sweep should always be called to inspect and clean any previously used fireplace, wood stove, chimney or stove pipe prior to first time use by a new homeowner.

Condition

14.1

The accessible fireplace, stove and/or fireplace insert was observed for any readily visible issues related to condition such as deferred maintenance, damage.

No reportable conditions were identified.

Installation

14.2

The accessible fireplace, stove and/or fireplace insert was observed for any readily visible issues related to installation. Any dampers were tested.

No reportable conditions were identified.

Operation

14.3

The gas stove, insert or fireplace was operated as able using normal controls and observed for any readily apparent operational issues. Any blowers present were checked to be sure they were operational.

No reportable conditions were identified.

Doors and Screens

14.4

Any accessible fireplace or stove doors and screens were operated as able and observed for any readily apparent condition issues.

No reportable conditions were identified.

Stove Pipes

14.5

The accessible exterior portion of the stove pipe(s) were observed for any readily visible issues related to condition or installation. (No comment can be made about interior condition).

14.6 *Cannot Access:*

Stove pipe interior cannot be accessed: No comment can be made about the interior of the stove pipe. Because of the possibility of hidden conditions, you may want to consider having a licensed chimney expert perform a full evaluation.

PLUMBING

Limited access. Where there is sub-floor insulation or pipe wrap insulation there will be limited access to the plumbing supply lines. Where structures are full finished basements or slab on grade, only those visible portions of the plumbing supply and waste lines can be inspected. With manufactured homes, the plastic belly wrap will conceal most all of the plumbing supply and waste lines in the substructure except the main lines. In all cases, hidden conditions may exist.

Outside the scope: Well and pump related equipment, (including pipes, tanks, pumps and electrical connections), as well as water softener systems and outdoor sprinkler systems are outside the scope of inspection. It is recommended these be inspected by a qualified individual. Other items outside the scope of inspection include: Determining life expectancy of plumbing systems and related equipment; Evaluation of the function or adequacy of sump pumps or sewage ejection pumps; Identification of any issues in buried plumbing or gas lines; Evaluation of the septic system; Testing pressure relief valves on water heaters; Evaluation of unique or specialized systems; Water quality.

Older pipes and plumbing fixtures: No comment can be made about the life expectancy of older pipes and plumbing fixtures. Even though older plumbing and plumbing fixtures appears functional on the day of the inspection, be aware they could fail at any time. Golden Home Inspection Services cannot predict the lifespan of such systems.

Water Heaters: Be sure to check the manufacturer's recommendations about draining your water heater. Draining the water heater helps prevent sludge buildup which can adversely affect the function of the unit. Typically this is performed yearly. Always be sure to turn off the power to electric water heaters and shut off the gas to natural gas or propane water heaters prior to draining. Washington State standards of practice require a statement indicating that 120 degrees Fahrenheit is the generally accepted safe water temperature. However, Golden Home Inspection Services would caution persons with certain health conditions or disabilities, or persons with small children, that they may wish to have the temperature set lower upon the advice of their physician or pediatrician. Be aware that temperatures in excess of 125 degrees fahrenheit pose a serious burn and scald risk.

Supply Lines/General

15.1

The accessible plumbing supply lines were observed for any readily visible issues related to condition or installation. The pipes were observed for signs of any leaking.

15.2 Pipe Insulation:

The main plumbing line and/or supply lines are not insulated:

Recommend wrapping all pipes for efficiency and to prevent possible freeze damage. Seen in crawl and garage.



Water Pressure & Flow

15.3

Water pressure was checked at an exterior faucet as able. Faucets and fixtures inside and out were operated to check for functional flow.

15.4 Water Pressure:

Water pressure is excessive: Water pressure in excess of 80 PSI can have long term adverse effects on the plumbing system itself as well as dishwashers and icemakers and building standards generally require that a pressure reduction valve be installed in such cases. Recommend follow up with a licensed plumber. The water pressure, in PSI, was measured to be: 88.

Exterior Hose Bibs

15.5

The accessible exterior hose bibs, (faucets), were observed for any readily visible issues related to condition or installation and operated to check for any leaking.

No reportable conditions were identified.

Potable Water Conditions

15.6

As faucets and fixtures were operated throughout the house, the water was observed for any readily apparent evidence of odor, unusual discoloration, or sediment. Fixtures were also observed for any similar staining or sediment buildup.

No reportable conditions were identified.

Plumbing Waste Lines

15.7

The accessible plumbing drain/waste lines were observed for any readily visible issues related to condition or installation. The system was observed for signs of any leaking or failure.

No reportable conditions were identified.

Plumbing Venting

15.8

The accessible plumbing vent lines were observed for any readily visible issues related to condition or installation. The system was observed for signs of any leaking.

No reportable conditions were identified.

Water Heater/General

15.9

15.10 Condition:

The water heater(s) were observed for any readily visible issues related to general condition, damages, installation, operation and leaking.

Water heater appears older, (>10 years old): Be aware the appliance may be nearing end of useful life, may not be reliable and could need replacement soon. Determining the life expectancy of plumbing related equipment is outside the scope of inspection.

Water Heater/Seismic

15.11

The water heater(s) seismic reinforcements were observed for any readily visible issues related to condition or installation.

No reportable conditions were identified.

Water Heater/TPR

15.12

The water heater(s) pressure relief valves and plumbing were observed for any readily visible issues related to condition, installation, leaking or malfunction.

No reportable conditions were identified.

Water Heater/Electric/Fuel

15.13

The accessible water heater fuel line connections and/or electric connections were observed for any readily visible issues related to condition or installation.

No reportable conditions were identified.

Conductive Conditions

15.14

Water was run as able to test the plumbing system while looking for leaks from exterior faucets, the water heater, any accessible plumbing inside the house and any evidence of leaks in the crawl space from supply lines and drain lines.

No reportable conditions were identified.

ELECTRICAL SYSTEM

Concealed wiring: All wiring, junction boxes, conduits and wire connections which are concealed by wall, ceiling, or sub-floor ceiling cavities and/or insulation are outside the scope of inspection.

Limited electrical testing: In occupied homes, not all outlets or switches may be available for inspection. Nor will all outlets or switches be tested due to the possible risk of jeopardy to the resident's electronic equipment and devices. Therefore, a representative sampling of outlets will be inspected. Readily available switches will be tested provided there is no risk of compromising equipment which may be connected to them. Be aware that an outlet or switch fault may exist which will not be detected during the inspection. In addition, only those GFCI, (Ground Fault Circuit Interruptor), protected outlets where the reset can be clearly identified and readily accessed will be tested. Should any sensitive electronic equipment, such as a computer, be plugged into a GFCI outlet, that outlet will not be tested. Be aware that in occupied homes, conditions related to the GFCI outlets may not be detected. Arc Fault Circuit Interrupters (AFCI) will not be tested in occupied homes and hidden conditions may exist.

Generator wiring: Generators, generator circuits and generator transformer units are outside the scope of inspection and should be evaluated by a licensed electrician.

Abandoned circuits: No comment can be made about circuits which have been terminated such as might occur when baseboard heaters have been replaced by a central forced air furnace and those circuits originally installed for the baseboard heaters have been abandoned.

AFCI Testing: In occupied homes, the AFCI (Arc fault Circuit Interrupter) circuits will not be tested due to the risk of interfering with an electronic device which may be plugged into the circuit. Be aware hidden conditions may exist which are outside the scope of inspection.

Overhead Service

16.1

The overhead service was observed for any readily visible issues related to condition or installation including clearances and connections.

No reportable conditions were identified.



Panel

16.2

The electric panel cover was removed and the panel was observed for any readily visible issues related to condition or installation. This includes any issues related to accessibility; location; damage; corrosion; scorching or arching; damaged or missing cover; panel rating exceeded; unprotected openings; possible inadequate amperage; improper screws securing cover; problematic and old panels, etc.

No reportable conditions were identified.

Panel Wiring

16.3

With the electric panel cover removed, the panel wiring was observed for any readily visible issues related to condition or installation. This includes multiple lugging; direct taps; fused neutrals; signs of overheating or arching; missing bushings; poor or loose connections; abandoned wires; single strand aluminum wiring, wire strain, low voltage wiring inside panel, etc.

No reportable conditions were identified.

Breakers/Fuses 16.4

The panel breakers/fuses were observed for any readily visible issues related to condition or installation. This includes issues labeling; damaged breakers; over-fusing; missing handle ties; overheating; mis-matched breakers, etc. The panel was also observed for the presence of AFCI, (Arc Fault Circuit Interrupter), breakers. AFCI breakers, if present, were observed for any readily visible issues related to condition or installation. On vacant homes only, this includes testing the AFCI breaker.

No reportable conditions were identified.

Grounding 16.5

The grounding system and grounding electrode was observed for any readily visible issues related to condition or installation. This includes identification of the panel ground bond and bonding of gas lines, plumbing lines and any metal buildings included as part of the inspection.

No reportable conditions were identified.

GFCI Protection 16.6

The readily accessible GFCI receptacles or breakers were observed for their presence and for any issues related to condition or installation. Where the GFCI receptacles or breakers could be tested without the risk of compromising any electronic equipment within the house, testing was performed to ensure they were functional.

16.7 Installation:

Ground fault circuit interrupter protection is incomplete or absent: Ground Fault Circuit Interrupter (GFCI) protection is currently required for the following areas: Exterior, Garage, Garage door opener circuit, Bathrooms, Kitchen, Spas and Hydro massage tubs, Pools and Fountains, Crawl Spaces, Unfinished Basements. They should be considered as a safety upgrade for homes which pre-date the current requirement. The presence of complete GFCI outlet protection could not be confirmed in the following area(s): Garage. Exterior.



Receptacles 16.8

A representative sampling of the readily accessible receptacles were observed for any issues related to condition or installation. The receptacles were tested to identify any wiring issues.

No reportable conditions were identified.

Lights and Fans 16.9

A representative sampling of the readily accessible lights, fans and switches were observed for any issues related to condition, installation or function.

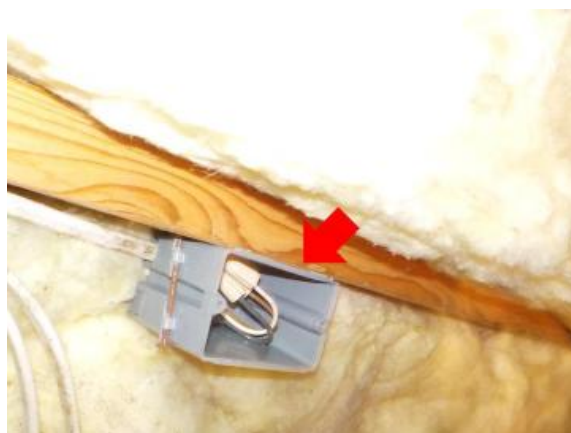
No reportable conditions were identified.

Branch Wiring 16.10

The accessible branch wiring was observed for any readily visible issues related to condition, poor connections, susceptibility to damage, or improper, handyman type installation, etc.

16.11 Installation:

Missing electric junction box covers are noted: Junction boxes should always have covers in place. Correction indicated. This was noted in the following area: Seen in crawl space.



STRUCTURAL

Limited access. Be aware that sub floor insulation will restrict access to some sub structure framing components and the sub floor itself. Insulation will not be removed during the inspection. If the structure has a partial basement, and there are floor coverings and/or finished walls and ceilings, the condition of structural components cannot be assessed. When access is limited, hidden damage and infestation of wood destroying organisms may exist, particularly with older structures.

Slab. Where a portion of the structure is slab on grade or basement and finished flooring is in place, the condition of the slab cannot be assessed.

Inaccessible Areas. Any inaccessible areas may be vulnerable to infestation and damage by wood destroying organisms and should be made accessible if possible or reasonable to do so.

Water. The inspection cannot guarantee or warrant that crawl spaces and basements will always be free of water.

Foundation

17.1

The accessible foundation was observed for any issues related to condition or installation. This includes cracking, damage or spalling; deflection; undermining; settling or heave; possible water penetration, openings, etc.

No reportable conditions were identified.

Footings

17.2

The accessible sub-structure footings were observed for any issues related to condition or installation. This includes possible insufficient footings; undermined footings, damaged footings, inadequate footing support, etc.

No reportable conditions were identified.

Posts & Cripple Walls

17.3

The accessible substructure posts/cripple walls were observed for any issues related to condition or installation. This includes damage; deterioration; un-sound wood; non-professional repairs, improper repairs, etc. Probing was performed where any decay issues were suspected.

No reportable conditions were identified.

Beams or Girders

17.4

The accessible substructure beams or girders were observed for any issues related to condition or installation. This includes damage; deterioration; over-spanning; un-sound wood; and non-professional repairs, improper repairs, etc. Probing was performed where any decay issues were suspected.

No reportable conditions were identified.

Joists or Trusses

17.5

The accessible substructure joists or trusses were observed for any issues related to condition or installation. This includes damage; deterioration; over-spanning; un-sound wood; non-professional repairs; improper repairs, etc. Probing was performed where any decay issues were suspected.

No reportable conditions were identified.

Sill Plate

17.6

The accessible substructure sill plate was observed for any issues related to condition or installation. This includes damage; deterioration; un-sound wood; non-professional repairs, etc. Probing was performed where any decay issues were suspected.

No reportable conditions were identified.

Sub Flooring

17.7

The accessible sub-flooring was observed for any issues related to condition or installation. Probing was performed where any decay issues were suspected, especially at the corners of the structure and around possible water sources such as tubs, toilets

and sinks.

No reportable conditions were identified.

Foundation Anchoring

17.8

The accessible sub-structure foundation anchoring system was observed for any issues related to condition or installation.

No reportable conditions were identified.

Sub Structure Insulation

17.9

The accessible sub-structure insulation was observed for any issues related to condition or installation.

No reportable conditions were identified.

Conductive Conditions

17.10

The accessible substructure was traversed to identify conditions conducive to infestation and damage from wood destroying organisms. This includes issues related to water, earth to wood contact, form wood and conductive debris, vapor barrier, insulation, foundation vents.

17.11 Debris:

Conductive debris is present in the crawl space: All rake-able sized conductive debris should be removed from the crawl space. Fallen/damaged insulation should be re-installed or replaced. If present, cardboard footing forms should be removed as best as able. Debris present included: Wood scraps.



17.12 Insulation:

There is fallen or damaged insulation in the crawl space. This is also considered to be debris which is conducive to the infestation of wood destroying insects. Damaged or fallen insulation should be removed or restored as needed. Minimal.



17.13 Vapor Barrier:

Crawl space has inadequate and/or damaged vapor barrier.

Re-spread existing crawl space vapor barrier as able and install additional 6 mil black plastic vapor barrier as needed to meet current building requirements with provision for appropriate overlap at seams, (12 inches). Seen scattered in the crawl, may have been cause by people in crawl running cables. Re-spreading where required is indicated.



Rot Damage
17.14

The accessible substructure was traversed to identify possible rot damage in the wood framed structure.

No reportable conditions were identified.

WOOD DESTROYING INSECTS

WDI INFESTATION

18.1

The accessible structure, including exterior, interior, attic and substructure was evaluated for evidence of wood destroying insects including damage, frass and live insects.

At the time of inspection, no readily visible evidence of wood destroying insect activity was seen.

WDI PRECAUTIONS

18.2 Carpenter Ants:

Carpenter ants may be found in or around any structure during their active times of the year, even if not seen during the inspection. You may want to follow up with a pest management professional about regular preventative treatments, especially if the structure is in a more wooded area or if evidence of carpenter ant activity is documented in the report.

VERMIN & NUISANCE PESTS

Any number of pests and animals may inhabit a structure including birds, bees and wasps, roaches, rats, mice, opossums and raccoons to name a few. Domestic animals such as cats may also cause damage. While a home inspector is not specifically trained to identify such evidence, and while such identification is outside the scope of inspection, every effort will be made to report on readily visible and accessible evidence suggesting that an infestation or animal related condition may exist. Be aware that a pest management professional, familiar with such conditions, will most certainly discover more conditions and evidence than a home inspector as a generalist will. It is outside the scope of inspection for a home inspector to identify all the potential issues, entry points and possible hidden damages related to non-wood destroying organisms such as described above.

NON-WDO SPECIES

19.1

The accessible areas of the structure, including the exterior, interior, attic and substructure were observed for any readily visible evidence of infestation from rodents, wasps and yellow jackets and other animals such as raccoons, opossums and cats. The attic and crawl space was also observed for any readily visible evidence of other animals such rodents, bats and birds.

19.2 Rodents:

Evidence of rodent activity is seen: This evidence was seen in the following area(s): The crawl space, Rodent evidence includes: Droppings, Carcasses.



DIAGRAM

FOUNDATION DIAGRAM

20.1 Diagram in File:

A DIAGRAM IS ON FILE AND AVAILABLE UPON REQUEST.

Appendix

Some Tips for a Successful Construction Project

Strategies for Northwest Home Maintenance

A Checklist for Maintenance and Care of Your Home

Some Tips for a Successful Construction Project

For many, facing a remodel or repair project and the prospect of hiring a contractor recalls horror stories from friends, family and even motion pictures. While there are a great many skilled, conscientious and ethical contractors around, it remains a sad fact that there are also those just waiting for the right opportunity to take advantage of someone. So here's some ideas help:

Do Your Homework First

The key to avoiding an unfortunate situation lies in your hands which means you have to do your homework first. There are always those emergent or critical situations which demand immediate attention, but those aside, the best favor you can do for your self is to plan ahead and take your time. Be sure your are able to present a clear and cogent idea of exactly what you want done and what your expectations are, right down to the finish, fixtures and paint. Not only does this help in getting, "apples to apples", bids, but you're going to be a lot less likely to end up disappointed. If your have a good contractor, or perhaps better yet a designer or architect, he or she will help you with this process. If not, you may end up with what the contractor thinks will look good, or possibly what will be the cheapest. An old saying among less ethical contractors states, "It won't matter... it's gonna look great from where I live". Simply said... Do your homework!

Get a Permit

There's no question that getting a permit can sometimes be only slightly more enjoyable than getting a root canal, but it remains the single most effective method of ensuring your project meets standards and is done properly. Further, permits are legally required for most projects, required to get insurance on remodels and more. If your contractor doesn't want to get a permit it may be time to either verify that no permit is actually needed for your project, or perhaps look for a new contractor.

Choosing Your Contractor

Here are a few questions to ask when looking for a contractor. If you answer, "yes", to any of these, it's probably time to move on to the next interview.

1. Is the contractor hesitant to give you copies of license, bond and insurance information?
2. Is the contractor hesitant to provide you with written references?
3. Is the contractor pressuring you to sign a contract right away?
4. Is the contractor willing or wanting to work without a signed contract?
5. Is the contractor's license invalid? (Call Labor and Industries Contractor Registration).
6. Is the contractor failing to provide a clear written contract which has clear definitions about the job specifications, completion dates and terms of payment?
7. Is the contractor asking for a substantial down payment?
8. Is the contractor asking for payment in cash?

A Simple Project Checklist

1. Take your time and plan your project down to every last detail you can imagine. Consider what you may wind up with in the end if you're not exactly sure what you want in the beginning.
2. Put it all down on paper with whatever drawings, specifications, or special things you may want. Make copies to give to contractors.
3. Consider talking to the permit office, a designer, or architect before looking for contractors. Sometimes what you want may not be possible, or it may take more than what you're prepared for.
4. Interview contractors for the job. Look for referrals from people you know and trust.
5. Be sure to review all contract proposals carefully. Be clear about start and finish dates.

Strategies For Northwest Home Maintenance

Introduction

The Evergreen State stays green for one reason... water and lots of it! As a homeowner, it is that same water which is the largest enemy of your home. Water can speed deterioration, lead to rot damage, create a favorable environment for insects and molds and cause erosion and settling. Proper management of water is the single most important thing you can do to protect and preserve your home and it is the common theme behind many maintenance tasks.

Water Management

1. Keep your gutters clean, in good repair and make sure they drain properly. Depending on how many surrounding trees you have, cleaning may need to occur as often as every other month.
2. Make sure the downspouts effectively drain roof runoff away from the house. Ponding water next to the house can cause settling and/or water intrusion into the crawl space and is a serious conducive condition for wood destroying organism infestation. Use splash blocks or drain line to direct the water away. If using buried drain lines, consider screening the top of the drain line to prevent it from becoming plugged with debris.
3. Always keep the soil sloped away from the structure.

Preserving the Exterior Finish of Your Home

1. Make sure there is at least 4 to 6 inches of clearance from soil to the bottom of your exterior wood siding.
2. Keep foliage cut back 10 to 12 inches from the structure.
3. Keep up on caulking and painting. As wood finishes and the wood itself shrinks and expands with temperature and moisture, re-caulking at seams, siding butt joints and around doors and windows becomes an ongoing issue as does painting.
4. Never stack firewood, or any thing else, against the structure.

Protecting the Crawl Space

1. Make sure the crawl space vents are always clear and never cover them for any reason. If they become blocked by landscaping materials or dirt, install vent wells to keep them clear.
2. Make sure crawl space vents are undamaged so your crawl space remains uninhabited. Code calls for non-louvered ¼ inch wire mesh screen.
3. Don't store any wood, cardboard, or paper debris in crawl space.
4. Inspect the crawl space periodically, particularly during wet weather when water may be noticed. Look for signs of plumbing leaks, fallen insulation and heat ducts which may have come apart. Also look for signs of wood destroying insects such as sawdust-like residue. It is always recommended to have regular pest inspections.
5. Keep the crawl space cover in good repair so animals and water cannot enter the crawl space.

About Your Roof

Due to its obvious importance, proper care of your roof is paramount. The lifespan of any roofing product can be adversely affected by the effects of sun, rain, wind, improper installation, debris and moss buildup, cleaning practices, and even walking on the roof surface. Cedar roofs and tile roofs in particular can be easily damaged when walked on. Wet or steep roofs, particularly cedar, should be left to professionals as they also pose a great risk for falling. Improper cleaning practices can remove surface material, cause actual damage and greatly reduce the life span of a roof. In particular, avoid pressure washing on any roof. A reputable roofing company can provide invaluable information and advice about proper care and maintenance.

Caring for Your Roof

1. Keep trees and branches from touching the roof surface.
2. Keep moss and debris from accumulating on the roof. Use the least aggressive method possible to remove buildup.

Pay close attention to areas where debris gets trapped such as in valleys, next to walls, behind vents and behind chimneys. A blower is the least aggressive approach. A pressure washer is very aggressive and can be damaging both immediately and over time. Talk to a roofing supply company about products to inhibit moss growth.

3. Inspect your roof periodically to ensure it has not received damage from storms, high winds, hail and falling debris. For flat, or low pitch roofs, where the material is Built Up, (hot mop), or Torch Down, periodic applications of reflective roof coatings such as, "Silvercoat", can help protect the material from the sun's effects and greatly improve lifespan. Again, a roofing company, or roofing supplier can help recommend the best product and give advice about application.

4. If you have a tile roof it may be necessary to periodically disassemble, clean, and reassemble the valleys since debris buildup under the tile in the valley metal could cause leaks. Near salt water, this debris may be comprised largely of broken sea shells and sand as seagulls drop shellfish on the roof to break them open. This is a task best left to a professional roofer. Again, a roofing company, or roofing supplier can help recommend the best product and give advice about application.

The Interior

A lot of times, maintenance is taken to mean some sort of proactive measure, such as caulking, painting and so on. And while such measures are certainly important, the simple act of just looking is also a very important part of the home maintenance program. It's a good idea to take time and just look every few months, perhaps more often if items such as plumbing fixtures are used heavily.

1. Flush toilets and feel around the base for leaking. Feel the supply line to see if it's leaking. Look at the toilet base and tank to see if any hair line cracks have developed.
2. Operate the sinks and look for leaking from drain lines and supply lines. Look at connections to dishwashers and garbage disposals for signs of leaking.
3. If your refrigerator has an ice maker, look behind the refrigerator for signs of leaking at the plumbing connection.
4. Keep floor in front of tubs and showers well caulked to prevent floor damage. The same goes for tub and shower surrounds, especially tile. Grouted tile will need periodic re-grouting and sealing of the grout. Countertops will require periodic re-caulking where they meet the wall, around sinks and sometimes around faucets.
5. Observe ceilings and walls for staining which could indicate leaks.
6. Check the water heater for signs of leaks. Ask a plumbing service about recommendations for periodic draining of the water heater to remove sludge deposits, especially if you are on a well. (Make sure power or gas is off to heater first)
7. If you have other plumbing related equipment inside, such as a water filtering system, hot water dispenser, etc., check these for leaks as well. Ask a plumber about specific maintenance items for well related and water filtering equipment.

Heating, Fireplaces and Wood Stoves

1. Check furnace filters as often as monthly during the heating season and change when needed. Dirty filters put undue strain on blowers and can cause premature failure.
2. Be sure to keep furnaces free from dirt, dust, and debris, but use caution as exposed wires may be live.
3. Avoid blocking furnace registers, particularly those for combustion air intake.
4. Regular servicing by a professional is always recommended.
5. Inspect fireplace and wood stove chimneys frequently for creosote buildup according to the recommendations from a licensed installer or chimney sweep. If you are unfamiliar with wood burning, have a chimney sweep do an evaluation and help you establish a regular cleaning schedule. In particular, learn how to burn correctly to reduce the risk of chimney fires. Your local fire department should also have some valuable information.

Summary

Most every homeowner has fallen victim to problems which could have been prevented by proper maintenance, however, sometimes appliances and fixtures can suddenly fail and problems may suddenly develop despite one's best efforts. Regardless, a well thought out and consistently followed maintenance plan remains the most beneficial thing you can do for your home.

A Checklist For Maintenance And Care of Your Home

EXTERIOR:

() Always keep vegetation trimmed 10 to 12 inches away from structure.

- () Always make sure dirt and landscaping material is 4 to 6 inches from wood members of house and decks.
- () Inspect for and repair any leaking exterior faucets yearly.
- () Inspect foundation for settling cracks or erosion at least yearly, ideally in the Spring.
- () Inspect and touch up exterior caulking as needed in the Summer. Pay particular attention to penetrations such as windows and doors, nail heads and around trim. Use a high quality paint-able caulk such as, 'OSI Quad'.
- () Inspect concrete/asphalt driveways and sidewalks yearly for cracking. Clean and seal as needed during Summer months.
- () Inspect and touch up exterior paint as needed during the Summer. Pay particular attention to highly weathered sides such as South and North.
- () Clean and re-seal wood decks every year or two during the Summer months. Depending on the quality of the sealant product used, re-sealing may not be needed as often. Olympic and Benjamin Moore offer some top quality sealants.
- () Inspect masonry surfaces yearly. Repair any cracks and seal as needed. As with wood decks, how often to re-seal is often a function of the quality of product used. Check with product manufacturer's specifications.
- () Inspect weather stripping around doors yearly and repair as needed.
- () Never stack firewood or other debris against the house. Keep stacked wood as far away as possible.
- () During the rainy season, make sure downspouts are effectively draining water away from the house. Monitor for soft, wet, or boggy soil around the house. Be sure your downspouts have splash blocks or some other type of diversion to carry water away from the house.
- () Treat mildew on siding or in eaves with a mildicide as needed. A paint supply store can recommend an appropriate product.

ROOFING:

- () Inspect and clean your roof at least yearly. Twice yearly, in Spring and late Fall is even better. Look for storm damage which may need repair and moss/debris buildup. In general, use the least aggressive method to clean your roof, such as a broom or blower. A pressure washer can damage your roof, regardless of roofing type, and is a last resort only. Applying moss inhibitors such as, "Moss Beware", or even simple granulated clothes washing detergents can help prevent moss growth. These are best applied twice yearly prior to seasonal rains such as in late Spring and early Fall.
- () Inspect and clean your gutters as needed to keep them functioning properly. How often depends upon how many trees surround your home. It is suggested you inspect monthly during Fall and Winter until an appropriate schedule can be identified for your particular home and area. Repair any gutter leaks you identified during the rainy season.
- () If you own a tile roof, you may need to disassemble and clean the valleys every year or two, again depending on area. If this is not a process you are familiar with, it may be best left to a roofer.
- () Inspect masonry chimneys and chimney caps yearly. Repair any cracks and seal as needed. As with wood decks, how often to re-seal is often a function of the quality of product used. Check with product manufacturer's specifications. Metal flues may need rust inhibitive paint applied periodically to prevent deterioration.
- () Inspect metal flues yearly. Caulk storm collars as needed and apply rust inhibitive paint as needed to prevent deterioration.
- () Torch down or hot mop roof surfaces will last a lot longer when a reflective coating such as, "Silver-coat", is applied. This should be done every 3 to 5 years and/or as needed.

GARAGE/CARPORT:

- () Oil the garage door hardware yearly.
- () Check the auto reverse mechanism on the automatic garage door opener yearly and adjust as needed.
- () Inspect weather stripping on door to house yearly and repair as needed.

INTERIOR/ATTIC:

- () Inspect and test smoke alarms, (or other alarms such as Carbon Monoxide Alarms), monthly.

- () Replace smoke and other alarm batteries at least twice yearly, (Easy to remember if done during twice yearly time changes).
- () Clean and lubricate sliding glass door tracks and window tracks yearly.
- () Inspect weather stripping on doors yearly and repair as needed.
- () Lubricate door locks yearly.
- () Inspect your attic yearly or more, especially during the rainy months, to check for leaks, signs of mildew and/or disconnected fan ducts.

BATHROOMS/UTILITY:

- () Inspect beneath sinks and around toilets monthly for any plumbing leaks.
- () Inspect caulking at floor in front of tubs and showers yearly and repair as needed.
- () Inspect caulking or grout on countertops yearly and repair as needed.
- () Inspect caulking or grout on tub and shower surrounds yearly and repair as needed.
- () Inspect interior toilet tank components yearly. Clean, repair or replace as needed.
- () Unclog slow running drains as needed.

KITCHEN:

- () Inspect beneath sinks monthly for any plumbing leaks.
- () Inspect caulking or grout on countertops yearly and repair as needed.
- () Unclog slow running drains as needed.
- () Maintenance appliances as per manufacturer's recommendations.

HEATING:

- () Close fireplace damper when not in use.
- () Inspect and test Carbon Monoxide Detectors monthly. Change batteries twice yearly as noted above with smoke detectors. It is recommended every home with a fuel burning appliance have a Carbon Monoxide Detector installed.() Inspect inside compressor unit of central air conditioner/heat pump monthly when in use and clean as needed.
- () Inspect furnace filters monthly when unit in use and replace or clean as needed.
- () Have heating and cooling units thoroughly serviced yearly.
- () Have wood stove and/or fireplace chimneys and flues cleaned yearly or more often according to chimney sweep recommendations.
- () Clean/vacuum heating ducts, grills and registers yearly. Consider regular and periodic professional duct cleaning.
- () Clean/vacuum electric fan forced wall mount heaters according to manufacturer's recommendations or as needed. Be sure power is off to the unit before doing so.

PLUMBING:

- () Inspect for any leaky faucets and repair as needed.
- () Inspect crawl space for any plumbing leaks yearly.
- () Drain water heater periodically according to manufacturer's specifications, especially if you are on a well.
- () Monitor your water bills monthly for unexplained increases which may reflect a hidden leak.

ELECTRICAL:

- () Test GFCI outlets monthly.
- () Keep trees and branches trimmed away from overhead power lines.

STRUCTURAL:

- () Inspect your crawl space yearly. Be sure to wear appropriate protective clothing and breathing devices. Look for plumbing leaks, fallen insulation, moisture, puddles of water, damaged or deflected wood members, foundation cracks and signs of wood destroying insects, such as piles of sawdust.
- () Keep all foundation vents clear and never, ever block them.
- () Inspect foundation vents to make sure screens are intact. If repair is needed, use non-louvered ¼ inch wire mesh.
- () Inspect your clothes dryer vent yearly. Long runs of ducting in crawl spaces may need to be disassembled and cleaned out to prevent blockage of the duct. Repair any disconnected ducting.



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