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14012920



Home Inspection Report Structural Pest Inspection Report WSDA Inspection Control Number 4533AQ011

Client(s): Sample

Property address: 1234 Sample Dr W
Sammamish WA 98074-6303

Inspection date: Saturday, November 08, 2014

This report published on Tuesday, February 03, 2015 12:42:50 PM PST

Thank you for choosing Olsen Home Inspections LLC. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

This inspection complies with the State of Washington WAC 308-408C: Standards of practice, as well as the International Association of Certified Home Inspectors' (InterNACHI) Standards of Practice. This report is intended to identify major defects within a structure that significantly affect its habitability or that require considerable expense to repair, although minor defects may be noted in the report. Cosmetic items such as damaged molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report. WAC 16-228-2045 requires that a diagram be prepared for WDO Inspection Reports. A copy is available upon request for an additional fee.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been simply deemed "adequate" in the report. This is not meant to downplay this property's assets, but to focus on alerting you of potentially expensive problems. Bare in mind that all homes, regardless of their age, have some number of defects.

This report is the exclusive property of Olsen Home Inspections LLC and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information
Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

Report number: 411072

Time started: 1:30 pm

Time finished: 4:30 pm

Present during inspection: Client and realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cool

Ground condition: Damp

Recent weather: Rain

Overnight temperature: Cool

Inspection fee: \$415

Payment method: Check

Buildings inspected: One house

Age of main building: 1977

Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: West

Occupied: Yes and furniture or stored items were present

1) *Safety, Comment* - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

2) *Repair/Replace* - Evidence of rodent infestation was found in the form of traps and/or dead rodents in the crawlspace, attic and the exterior. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporthost.com/?SEALUP>

<http://www.reporthost.com/?TRAPUP>

<http://www.reporthost.com/?CLEANUP>



Photo 2-1



Photo 2-2

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope

Condition of driveway: Required repair, replacement and/or evaluation (see comments below)

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

3) *Repair/Maintain* - Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that a qualified contractor repair as necessary.



Photo 3-1



Photo 3-2

4) *Maintain, Conducive conditions* - The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Wood

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space and concrete garage slab

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

Anchor bolts or hold downs for seismic reinforcement: None visible

5) *Repair/Replace, Damage* - Fungal rot was found at one or more sections of siding or trim, gable ends, exposed beams and/or crawlspace vents. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6

6) *Repair/Maintain, Monitor, Conducive conditions* - One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.



Photo 6-1

7) *Repair/Maintain, Conducive conditions* - Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 7-1

8) *Repair/Maintain, Conducive conditions* - One or more planters were in contact with the building exterior. This can result in high levels of moisture at the building exterior near planters. It is a conducive condition for wood-destroying organisms. Recommend removing planters, or repairing so there is a gap of at least 2 inches between planters and the building exterior for better airflow and to allow building exteriors to dry quickly.



Photo 8-1



Photo 8-2



Photo 8-3

9) *Repair/Maintain* - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 9-1

10) *Maintain, Conducive conditions* - Vegetation such as trees, shrubs and/or vines was in

contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 10-1

11) *Maintain, Conducive conditions* - Significant trees were in contact with or were close to the building at one or more locations. Damage to the building may occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.



Photo 11-1



Photo 11-2

12) *Maintain, Conducive conditions* - The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 12-1



Photo 12-2



Photo 12-3

13) *Evaluate* - The East facing gable wall at the south end of the home should be evaluated by a qualified contractor or engineer. The inspector was unable to determine if proper bearing points and point loads were in place to carry the load of the roof beams above. Minor cracking was noted on the interior surface at window corners but no signs of significant structural movement or failure were noted.



Photo 13-1

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Location of crawl space access point #A: Building exterior

Location of crawl space access point #B: Kitchen pantry

Crawl space access points that were opened and viewed, traversed or partially traversed: A and b

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood and concrete

Beam material: Solid wood

Floor structure above: 2x8

Condition of insulation underneath floor above: Appeared serviceable

Insulation material underneath floor above: Rigid foam

Condition of vapor barrier: Appeared serviceable

Vapor barrier present: Yes

Condition of crawl space ventilation: Appeared serviceable

Ventilation type: Unconditioned space and with vents

14) *Repair/Replace* - One or more exhaust ducts (e.g. kitchen fan, clothes dryer) in the crawl space were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.



Photo 14-1

15) *Minor Defect, Conducive conditions* - Cellulose material such as form wood was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.



Photo 15-1

16) *Evaluate* - There is a support post in an inaccessible area between duct work in the center of the home which appears to have no contact with the beam above. The inspector was not able to view the base of this post to determine it's significance in the home's structure. Recommend a qualified contractor evaluate and repair as necessary.



Photo 16-1

17) *Comment* - Some sections of the crawl space at location A were not evaluated due to lack of access because ducts or pipes were blocking.

For example, the area at the center of the home between the cold air return duct and the main heat supply trunk.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past.

Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Age of roof surface(s): 2-5 years

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below), near, at or beyond service life and limited evaluation due to little or no rainfall during and prior to the inspection

Gutter and downspout material: Metal

Gutter and downspout installation: Full

18) *Repair/Replace, Evaluate, Conducive conditions* - Flashings at the base of both chimneys were loose and/or deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 18-1



Photo 18-2

19) *Repair/Replace, Evaluate* - Water damage and/or evidence of past leaks was found at one or more skylights. Consult with the property owner to determine if leaks have occurred, or if repairs have been made. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 19-1



Photo 19-2



Photo 19-3



Photo 19-4

20) *Repair/Replace* - Drain pipes for one or more downspouts were damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 20-1



Photo 20-2

21) *Repair/Maintain, Conducive conditions* - One or more gutters were leaking. Rainwater may come in contact with the building exterior or accumulate around the foundation as a

result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 21-1



Photo 21-2



Photo 21-3



Photo 21-4



Photo 21-5



Photo 21-6

22) *Maintain, Conducive conditions* - Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 22-1



Photo 22-2



Photo 22-3

23) *Maintain, Conducive conditions* - Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.



Photo 23-1



Photo 23-2



Photo 23-3



Photo 23-4

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Location of attic access point #A: Laundry room

Attic access points that were opened and viewed, traversed or partially traversed: A

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses and rafters

Ceiling structure: Trusses and rafters

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Cellulose loose fill

Approximate attic insulation R value (may vary in areas): Not determined (inaccessible or

obscured)

Vapor retarder: None visible

Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below)

Roof ventilation type: Box vents (roof jacks) and open soffit vents

24) *Safety, Repair/Replace, Evaluate, Conducive conditions* - The facing on fiberglass batt insulation in the attic was exposed. In most cases, the facing is flammable and poses a fire hazard. Also, the facing typically acts as a vapor barrier, and if located away from the interior surfaces can trap moisture from condensation in the cavity between the facing and the interior spaces. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by reinstalling or replacing insulation per standard building practices and per the manufacturer's instructions.

Note that the inspector was unable to evaluate areas obscured by insulation to determine if any damage (e.g. rot, insect infestation) has already occurred due to moisture accumulation. When insulation repairs are made, recommend that the exposed structure be evaluated and repairs made if necessary.



Photo 24-1

25) *Repair/Replace* - The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-48). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

26) *Repair/Replace* - One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.



Photo 26-1

27) *Repair/Replace* - One or more exhaust ducts (e.g. bathroom fan) in the attic were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.



Photo 27-1

28) *Evaluate, Monitor* - What appeared to be past water stains were visible on the roof structure at one or more locations in the attic and interior ceilings. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core and wood

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below) and inaccessible

Exterior door material: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

29) *Comment* - The garage exterior entry door was obscured by stored items. The inspector was unable to operate or fully evaluate the door(s) as a result.



Photo 29-1

30) *Comment* - Many floor areas were obscured by stored items and couldn't be fully evaluated.



Photo 30-1



Photo 30-2



Photo 30-3

31) *Comment* - Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable
Location of main service panel #A: Garage
Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Non-metallic sheathed, copper and aluminum multi-strand
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: No
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested
Smoke alarm power source(s): Battery

32) *Safety, Repair/Replace, Evaluate* - Substandard wiring was found at the attic, crawl space, interior rooms and/or garage. For example, exposed wiring, loose wiring, unterminated wires, exposed splices and/or extension or lamp cord used as permanent wiring. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.



Photo 32-1
Extension cord used at garage door opener w/ unprotected wires.



Photo 32-2
Unsupported wiring in garage workbench cabinets.



Photo 32-3
Damaged shielding/exposed wires in cabinet below cooktop.



Photo 32-4
Extension cords used at permanent lighting in living room.



Photo 32-5



Photo 32-6

Unprotected non-metallic sheathed wiring in pantry.



Photo 32-7

Unterminated wire and loose wiring in the attic.



Photo 32-8

Exposed wire splice at circulation pump in crawlspace.

33) *Safety, Repair/Replace, Evaluate* - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't reset at the master bathroom. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

The inspector was unable to restore power to the bathroom receptacles. It is possible other receptacles not located were also effected.

34) *Safety, Repair/Replace* - One or more sections of outdoor wiring were exposed and subject to damage. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.



Photo 34-1

35) *Repair/Replace* - One or more light fixtures in the crawlspace were damaged. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 35-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water meter: By street

Location of main water shut-off: Building exterior

Service pipe material: Copper

Condition of supply lines: Required repair, replacement and/or evaluation (see comments below)

Supply pipe material: Copper and pVC plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Crawl space

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: None visible

Sewage ejector pump installed: None visible

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter and at building exterior

36) *Repair/Replace, Evaluate* - Substandard plumbing was noted at the north and south hose bibs. PVC piping was installed and connected to the hose bibs and appeared to be routed to remote hose bibs in the yard. The PVC piping was not properly supported and is subject to damage. At a minimum this piping needs to be disconnected and drained in the winter to avoid freezing. A qualified plumber should evaluate the system and repair or replace as necessary per standard building practices.



Photo 36-1



Photo 36-2

37) *Minor Defect* - One or more hose bibs (outside faucets) weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.



Photo 37-1

38) *Comment* - Main water shut off located in vault at south exterior.



Photo 38-1

39) *Comment* - Main fuel shut-off located at gas meter on north exterior wall.



Photo 39-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following

items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: 2009

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: Rheem

Model number: 22V50F1

Serial number: RHLN0209Z01059

Location of water heater: Closet

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 115°F

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

40) *Comment* - A circulating pump was installed for the hot water supply. It is intended to make hot water immediately available when faucets are turned on. Timers are typically integrated with these pumps, and should be configured so water circulates only at desired times for better energy efficiency. The client should familiarize themselves with the timer's operation and configure it as needed. Note that this is a specialty item and excluded from this inspection. The inspector did not determine if it was serviceable or operable.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, furnace, gas fireplace or stove and wood-burning fireplace or stove

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 1/2013

Source for last service date of primary heat source: Label

Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 2008

Forced air furnace model #: 58MTB080-16

Forced air furnace serial number: 3108A02888

Location of forced air furnace: Laundry room

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Required repair, replacement and/or evaluation (see comments below)

Condition of burners: Appeared serviceable

Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Intake duct

Condition of controls: Appeared serviceable

24 hour automatic ventilation system present: None visible

41) *Safety, Repair/Replace, Evaluate* - Combustible materials were found too close to the sides of the furnace cabinet. General guidelines require the following clearances:

- Minimum 6 inches from the top and sides
- Minimum 24 inches from the front when oil-fueled
- Minimum 18 inches from the front when electric

This is a potential fire hazard. Recommend any or all of the following as necessary:

- Research manufacturer's installation instructions to verify minimum allowable clearances
- Move combustible materials or have a qualified person make repairs as necessary

42) *Safety, Repair/Maintain, Evaluate* - The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP>

43) *Repair/Replace, Evaluate* - One or more heating ducts were lying on the ground. Ducts should be supported (typically with straps or hangers) so that they are not in contact with the ground and subject to damage from moisture. Recommend that a qualified HVAC contractor evaluate and make repairs as necessary so ducts are suspended per standard building practices and are not in contact with the ground.



Photo 43-1

44) *Repair/Maintain* - The air handler's primary condensate drain line was routed into a plumbing drain pipe and the connection is substandard. Such drain lines should terminate in surface waterways (e.g. a floor drain, a sink, a sump pump pit, or outside). Sewer gases may enter living spaces. Recommend that a qualified HVAC contractor repair per standard building practices.



Photo 44-1

45) *Maintain* - An electronic air filter was installed. Recommend checking filters upon taking occupancy and monthly in the future. Guidelines vary depending on the manufacturer, but when the filters are dirty, the following steps should normally be performed:

- Turn off filter and wait 30 seconds before pulling off cover
- Note direction arrow on cells is oriented and positions of pre-filters and cells
- Remove cells and pre-filters
- Clean pre-filters with a vacuum cleaner and brush attachment
- Wash cells in a dishwasher, in a tub or with a garden hose
- Be careful not to break ionizing wires or bend collector plates
- Use only soaps that are safe for aluminum (e.g. dishwasher soap)
- When using a dishwasher, support cells with 4 glasses, and don't use the drying cycle
- When using a bathtub, soak cells for 15-20 minutes and then agitate them
- Let cells air-dry
- Reinstall cells and filters in the correct position and orientation and turn filter back on

Note that how often filters need cleaning depends on how the system is configured (e.g. always on versus "auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season). For more information, visit:

<http://www.reporthost.com/?EAFM>



Photo 45-1

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Wood-burning fireplace type: Masonry

Fan or blower installed in wood-burning fireplace or stove: No

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Required repair, replacement and/or evaluation (see comments below)

Wood-burning chimney type: Masonry

Gas-fired flue type: Masonry with metal liner and pVC

46) *Safety, Repair/Maintain, Evaluate* - One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that

if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporthost.com/?CSIA>

47) *Safety, Repair/Maintain* - One or more chimney flue terminations had no spark screen. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Recommend that a qualified person install spark screens per standard building practices where missing.



Photo 47-1

48) *Safety, Repair/Maintain* - One or more sections of B-vent metal flue pipe were too close to combustible materials and/or insulation in the attic. This type of vent requires a minimum of 1 inch clearance to such materials. This is a fire hazard. Recommend that a qualified person repair as necessary. For example, by moving insulation, moving the flue pipe, installing a shield or making modifications to surrounding structures.



Photo 48-1

49) *Repair/Replace, Conductive conditions* - The PVC combustion air and exhaust venting for the gas furnace was routed through the old metal flue. The exit point at above the roof line is substandard and relying on sealant as a flashing. Leaks can occur if the sealant is not WELL maintained. Recommend a qualified contractor install the proper roof flashings to accept the PVC vent pipes.



Photo 49-1

50) *Repair/Replace* - One or more masonry chimney crowns were worn and/or cracked. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.



Photo 50-1



Photo 50-2

51) *Repair/Replace* - Flashing at the base of the metal flue at the south chimney was substandard and may allow moisture to enter. Recommend a qualified contractor repair as necessary per standard building practices.



Photo 51-1

52) *Repair/Maintain* - Mortar at the brick chimney was deteriorated (e.g. loose, missing, cracked). As a result, water is likely to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary. For example, by repointing the mortar.



Photo 52-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Oven, cooktop, dishwasher, refrigerator and under-sink food disposal

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: Appeared serviceable
Condition of dishwasher: Appeared serviceable
Condition of range, cooktop or oven: Appeared serviceable
Range, cooktop or oven type: Electric
Type of ventilation: Down draft exhaust
Condition of refrigerator: Appeared serviceable
Condition of hot water dispenser: Appeared serviceable

53) *Comment* - Supply and drain lines for the bar sink located in the closet off the kitchen were not connected and the inspector was unable to fully evaluate.



Photo 53-1



Photo 53-2

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Master bath

Location #B: Full bath

Location #C: Half bath

Location #D: Laundry room/area

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans and with individual ducts

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

54) *Safety, Repair/Replace* - The clothes dryer was equipped with a mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

<http://www.reporthost.com/?DRYER>



Photo 54-1

55) *Repair/Maintain, Conducive conditions* - Caulk was missing around the base of the bathtub spout, or there was a gap behind it, and the spout was cracked at location(s) #B. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 55-1



Photo 55-2

56) *Repair/Maintain, Conducive conditions* - Gaps, no caulk, or substandard caulking were found between the bathtub and the surround at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 56-1

57) *Repair/Maintain, Conducive conditions* - Gaps, no caulk, or substandard caulking were found between the shower enclosure and the floor at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 57-1

58) *Repair/Maintain* - Caulk around the base of the toilet at location(s) #A, #B and/or #C was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.



Photo 58-1

59) *Repair/Maintain* - Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection. Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood and sliding glass

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, metal, multi-pane, single-pane, sliding, fixed and glass block

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, vinyl, linoleum or marmoleum, wood or wood products and tile

60) *Repair/Maintain* - One or more sliding glass doors were difficult to open or close.

Recommend that a qualified person maintain, repair or replace door(s) as necessary. Often, cleaning the track and applying a lubricant will help.



Photo 60-1

61) *Minor Defect* - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporthost.com/?ECC>

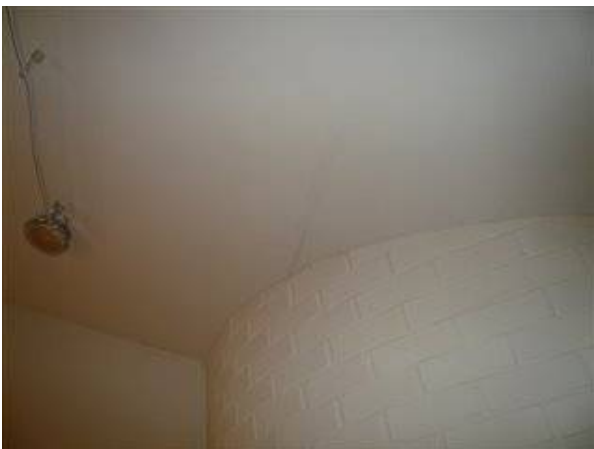


Photo 61-1



Photo 61-2



Photo 61-3

62) *Monitor* - Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



Photo 62-1

63) *Monitor* - Cracks, moisture staining and/or damage were visible at on or more windows. For example the windows on the west facing wall north of the entry door. These are likely from past roof leaks but should be monitored in the future. Ask the seller about any past roof leaks.



Photo 63-1



Photo 63-2

64) *Comment* - Screens were missing from many windows. These windows may not provide ventilation during months when insects are active.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: Yes

Visible evidence of active wood decay fungi: Yes

Visible evidence of damage by wood-destroying insects: Yes

Visible evidence of damage by wood decay fungi: Yes

Visible evidence of conditions conducive to wood-destroying organisms: Yes

Location #A: East wall lower siding

Location #B: North crawlspace/floor structure

Location #C: East crawlspace floor/wall structure

65) *Maintain, Evaluate, Infestation* - Evidence of active infestation of carpenter and/or moisture ants was found at location(s) #B and #C in the form of dead insects or body parts and/or frass with no visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 65-1
Dead carpenter ants.



Photo 65-2
Dead carpenter ants.



Photo 65-3
Carpenter ant frass.



Photo 65-4
Dead carpenter ants.



Photo 65-5
Dead moisture ants.

66) *Maintain, Evaluate, Infestation* - Evidence of active infestation of anobiid beetles was found at location(s) #A in the form of frass and/or galleries or holes in wood with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 66-1
Anobiid beetle galleries in damaged siding.



Photo 66-2
Siding damaged by anobiid beetles with frass below.

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Kirkland WA 98034-1752

Inspector: Frank Olsen

Washington State Licensed Home

Inspector #993

WSDA Licensed Structural Pest

Inspector #88114

InterNACHI Certified Member

14012920



Summary

Client(s): **Sample**

Property address: **1234 Sample Dr W**

Sammamish WA 98074-6303

Inspection date: **Saturday, November 08, 2014**

This report published on Tuesday, February 03, 2015 12:42:50 PM PST

This report summary lists items that were, in the opinion of the inspector, significant findings to the condition of one or more of the home's systems or components or pose a safety hazard. Please review all pages of the report for a complete explanation of findings and conditions.

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Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information
Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1 *Safety, Comment* - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

2 *Repair/Replace* - Evidence of rodent infestation was found in the form of traps and/or dead rodents in the crawlspace, attic and the exterior. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporthost.com/?SEALUP>

<http://www.reporthost.com/?TRAPUP>

<http://www.reporthost.com/?CLEANUP>

Grounds

3 *Repair/Maintain* - Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that a qualified contractor repair as necessary.

4 *Maintain, Conducive conditions* - The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Exterior and Foundation

5 *Repair/Replace, Damage* - Fungal rot was found at one or more sections of siding or trim, gable ends, exposed beams and/or crawlspace vents. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

6 *Repair/Maintain, Monitor, Conducive conditions* - One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as

necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.

7 Repair/Maintain, Conducive conditions - Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

8 Repair/Maintain, Conducive conditions - One or more planters were in contact with the building exterior. This can result in high levels of moisture at the building exterior near planters. It is a conducive condition for wood-destroying organisms. Recommend removing planters, or repairing so there is a gap of at least 2 inches between planters and the building exterior for better airflow and to allow building exteriors to dry quickly.

9 Repair/Maintain - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

10 Maintain, Conducive conditions - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

11 Maintain, Conducive conditions - Significant trees were in contact with or were close to the building at one or more locations. Damage to the building may occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

12 Maintain, Conducive conditions - The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

13 Evaluate - The East facing gable wall at the south end of the home should be evaluated by a qualified contractor or engineer. The inspector was unable to determine if proper bearing points and point loads were in place to carry the load of the roof beams above. Minor cracking was noted on the interior surface at window corners but no signs of significant structural movement or failure were noted.

Crawl Space

14 Repair/Replace - One or more exhaust ducts (e.g. kitchen fan, clothes dryer) in the crawl space were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.

15 Minor Defect, Conducive conditions - Cellulose material such as form wood was found in

the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

16 *Evaluate* - There is a support post in an inaccessible area between duct work in the center of the home which appears to have no contact with the beam above. The inspector was not able to view the base of this post to determine its significance in the home's structure.

Recommend a qualified contractor evaluate and repair as necessary.

Roof

18 *Repair/Replace, Evaluate, Conducive conditions* - Flashings at the base of both chimneys were loose and/or deteriorated. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.

19 *Repair/Replace, Evaluate* - Water damage and/or evidence of past leaks was found at one or more skylights. Consult with the property owner to determine if leaks have occurred, or if repairs have been made. Recommend that a qualified contractor evaluate and repair as necessary.

20 *Repair/Replace* - Drain pipes for one or more downspouts were damaged. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

21 *Repair/Maintain, Conducive conditions* - One or more gutters were leaking. Rainwater may come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

22 *Maintain, Conducive conditions* - Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

23 *Maintain, Conducive conditions* - Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system.

Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

Attic and Roof Structure

24 *Safety, Repair/Replace, Evaluate, Conducive conditions* - The facing on fiberglass batt insulation in the attic was exposed. In most cases, the facing is flammable and poses a fire hazard. Also, the facing typically acts as a vapor barrier, and if located away from the interior surfaces can trap moisture from condensation in the cavity between the facing and the interior spaces. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by reinstalling or replacing insulation per standard building practices and per the manufacturer's instructions.

Note that the inspector was unable to evaluate areas obscured by insulation to determine if

any damage (e.g. rot, insect infestation) has already occurred due to moisture accumulation. When insulation repairs are made, recommend that the exposed structure be evaluated and repairs made if necessary.

25 Repair/Replace - The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-48). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

26 Repair/Replace - One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.

27 Repair/Replace - One or more exhaust ducts (e.g. bathroom fan) in the attic were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.

28 Evaluate, Monitor - What appeared to be past water stains were visible on the roof structure at one or more locations in the attic and interior ceilings. However, no elevated levels of moisture were found at these stains during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.

Electric

32 Safety, Repair/Replace, Evaluate - Substandard wiring was found at the attic, crawl space, interior rooms and/or garage. For example, exposed wiring, loose wiring, unterminated wires, exposed splices and/or extension or lamp cord used as permanent wiring. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

33 Safety, Repair/Replace, Evaluate - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't reset at the master bathroom. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

The inspector was unable to restore power to the bathroom receptacles. It is possible other receptacles not located were also effected.

34 Safety, Repair/Replace - One or more sections of outdoor wiring were exposed and subject to damage. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.

35 Repair/Replace - One or more light fixtures in the crawlspace were damaged. Recommend that a qualified electrician repair or replace light fixtures as necessary.

Plumbing / Fuel Systems

36 Repair/Replace, Evaluate - Substandard plumbing was noted at the north and south hose

bibs. PVC piping was installed and connected to the hose bibs and appeared to be routed to remote hose bibs in the yard. The PVC piping was not properly supported and is subject to damage. At a minimum this piping needs to be disconnected and drained in the winter to avoid freezing. A qualified plumber should evaluate the system and repair or replace as necessary per standard building practices.

37 Minor Defect - One or more hose bibs (outside faucets) weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Heating, Ventilation and Air Condition (HVAC)

41 Safety, Repair/Replace, Evaluate - Combustible materials were found too close to the sides of the furnace cabinet. General guidelines require the following clearances:

- Minimum 6 inches from the top and sides
- Minimum 24 inches from the front when oil-fueled
- Minimum 18 inches from the front when electric

This is a potential fire hazard. Recommend any or all of the following as necessary:

- Research manufacturer's installation instructions to verify minimum allowable clearances
- Move combustible materials or have a qualified person make repairs as necessary

42 Safety, Repair/Maintain, Evaluate - The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit: <http://www.reporthost.com/?ANFURINSP>

43 Repair/Replace, Evaluate - One or more heating ducts were lying on the ground. Ducts should be supported (typically with straps or hangers) so that they are not in contact with the ground and subject to damage from moisture. Recommend that a qualified HVAC contractor evaluate and make repairs as necessary so ducts are suspended per standard building practices and are not in contact with the ground.

44 Repair/Maintain - The air handler's primary condensate drain line was routed into a plumbing drain pipe and the connection is substandard. Such drain lines should terminate in surface waterways (e.g. a floor drain, a sink, a sump pump pit, or outside). Sewer gases may enter living spaces. Recommend that a qualified HVAC contractor repair per standard building practices.

45 Maintain - An electronic air filter was installed. Recommend checking filters upon taking occupancy and monthly in the future. Guidelines vary depending on the manufacturer, but when the filters are dirty, the following steps should normally be performed:

- Turn off filter and wait 30 seconds before pulling off cover
- Note direction arrow on cells is oriented and positions of pre-filters and cells
- Remove cells and pre-filters

- Clean pre-filters with a vacuum cleaner and brush attachment
- Wash cells in a dishwasher, in a tub or with a garden hose
- Be careful not to break ionizing wires or bend collector plates
- Use only soaps that are safe for aluminum (e.g. dishwasher soap)
- When using a dishwasher, support cells with 4 glasses, and don't use the drying cycle
- When using a bathtub, soak cells for 15-20 minutes and then agitate them
- Let cells air-dry
- Reinstall cells and filters in the correct position and orientation and turn filter back on

Note that how often filters need cleaning depends on how the system is configured (e.g. always on versus "auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season). For more information, visit:

<http://www.reporthost.com/?EAFM>

Fireplaces, Stoves, Chimneys and Flues

46 Safety, Repair/Maintain, Evaluate - One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporthost.com/?CSIA>

47 Safety, Repair/Maintain - One or more chimney flue terminations had no spark screen. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Recommend that a qualified person install spark screens per standard building practices where missing.

48 Safety, Repair/Maintain - One or more sections of B-vent metal flue pipe were too close to combustible materials and/or insulation in the attic. This type of vent requires a minimum of 1 inch clearance to such materials. This is a fire hazard. Recommend that a qualified person repair as necessary. For example, by moving insulation, moving the flue pipe, installing a shield or making modifications to surrounding structures.

49 Repair/Replace, Conducive conditions - The PVC combustion air and exhaust venting for the gas furnace was routed through the old metal flue. The exit point at above the roof line is substandard and relying on sealant as a flashing. Leaks can occur if the sealant is not WELL maintained. Recommend a qualified contractor install the proper roof flashings to accept the PVC vent pipes.

50 Repair/Replace - One or more masonry chimney crowns were worn and/or cracked. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk

- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.

51 *Repair/Replace* - Flashing at the base of the metal flue at the south chimney was substandard and may allow moisture to enter. Recommend a qualified contractor repair as necessary per standard building practices.

52 *Repair/Maintain* - Mortar at the brick chimney was deteriorated (e.g. loose, missing, cracked). As a result, water is likely to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary. For example, by repointing the mortar.

Bathrooms, Laundry and Sinks

54 *Safety, Repair/Replace* - The clothes dryer was equipped with a mylar, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. They can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow and cause overheating. Recommend that such ducts be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information, visit:

<http://www.reporhost.com/?DRYER>

55 *Repair/Maintain, Conducive conditions* - Caulk was missing around the base of the bathtub spout, or there was a gap behind it, and the spout was cracked at location(s) #B. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

56 *Repair/Maintain, Conducive conditions* - Gaps, no caulk, or substandard caulking were found between the bathtub and the surround at location(s) #A. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

57 *Repair/Maintain, Conducive conditions* - Gaps, no caulk, or substandard caulking were found between the shower enclosure and the floor at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

58 *Repair/Maintain* - Caulk around the base of the toilet at location(s) #A, #B and/or #C was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

59 *Repair/Maintain* - Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.

Interior, Doors and Windows

60 *Repair/Maintain* - One or more sliding glass doors were difficult to open or close. Recommend that a qualified person maintain, repair or replace door(s) as necessary. Often, cleaning the track and applying a lubricant will help.

61 *Minor Defect* - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporthost.com/?ECC>

Wood Destroying Organism Findings

65 *Maintain, Evaluate, Infestation* - Evidence of active infestation of carpenter and/or moisture ants was found at location(s) #B and #C in the form of dead insects or body parts and/or frass with no visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

66 *Maintain, Evaluate, Infestation* - Evidence of active infestation of anobiid beetles was found at location(s) #A in the form of frass and/or galleries or holes in wood with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.