

**Attn:** John & Mary Smith / Jean Jones  
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## The Home Report, LLC

Real Estate Inspection Service



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# Sample Inspection Report

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**Inspection Date:** 1/12/2012  
**Document #:** 12-140  
**Client:** John and Mary Smith  
**Location:** 1234 NW Main Street, Unit 411, Seattle, WA  
**Realty Agent and Co.:** Jean Jones - Seattle Real Estate Co.  
**Inspector:** Donald Lawn, WA State Lic. # 320

## Introduction

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**Purchasing property involves risk.** The Home Report, LLC's purpose in property inspections is to help reduce the risk associated with the purchase of a structure by supplying our professional opinion on the condition of an inspected property and its systems. We endeavor to provide a thorough inspection and quality report that can assist in making real estate purchase decisions. We do so to the best of our ability in the time allotted. The client acknowledges that The Home Report, LLC cannot eliminate all uncertainty, nor assume the risks associated with property purchase.

**The Home Report, LLC is not an insurance firm and should not be misconstrued as such.** Our reports do not substitute for, or serve as warranties or guarantees of any kind. Home warranties can be purchased separately from insuring firms that provide this service. The client agrees that The Home Report, LLC shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspection or arising in the future, or for any consequential property damage or bodily injury of any kind.

**Areas that are concealed, hidden or inaccessible to view are not covered by this inspection.** Our procedures involve non-invasive investigation and non-destructive testing. The information and comments contained herein are based upon a visual inspection only. We inspect the aspects of the structure that can be viewed without dismantling or disfiguring the structure and without moving furniture and interior furnishings. The client acknowledges that areas not open to viewing may have hidden defects or damage not perceived during this inspection, and that The Home Report, LLC is not liable for these conditions.

**The Home Report, LLC's inspections are not inspections for city / local code compliance for new or older homes.** During the process of being built, new structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open for viewing when we inspect completed homes, and for this reason we cannot provide the in-depth information given by municipal inspectors. All houses fall out of code compliance soon after being built, as the codes continually change and advance. The national codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are no requirements to bring older homes into compliance. If there were, people would have to rebuild their homes every couple of years to keep up with changes in Plumbing, Electrical, HVAC, Foundation, Framing and Energy requirements. The Home Report, LLC inspects for conditions that demonstrate good building practice and sound functionality. The client acknowledges it is unrealistic to expect aging structures to reflect the newest technologies in building or to comply with current codes.

**Items that are underlined and italicized** in this report are considered to be an urgent concern of this inspection that may constitute a dangerous or life-threatening condition and requires immediate attention. Please note them specifically and take action on these conditions as soon as possible.

**Paragraphs with bold headings** at the end of each section give further background information on a comment that was made regarding conditions at the property.

Any repairs suggested in this report should be estimated and performed by qualified and licensed contractors/individuals.

## Inspection Summary Comments

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This narrative **Inspection Report** should be used in conjunction with the corresponding **Inspection Report Photos** document for this property to determine the most complete explanation of the conditions at this structure.

This list of summary comments reflects a portion of the issues noted in this inspection report. Please be aware that these are only a partial explanation of what may be more serious conditions at this property and should not be used solely in lieu of the more thorough explanations of the conditions discovered at this structure which are mentioned in the body of this report. For more detailed information on any of the following topics, view the appropriate section.

Basically the structure is in fair to good condition.

The foundation is solid, with no signs of settling and no translation of foundation incurred movement into the upper structure. There has been shrinkage cracking translation of movement, though, into the upper structure that is not equivalent to foundation movement.

The exterior siding has been replaced in the last 3 to 5 years and is generally in good condition. Better touchup trim, though, at horizontal wood members would be recommended. The deck at the inspected unit is poorly installed and needs to be resurfaced completely. This appears to be the condition at other decks at the structure which will also need similar repairs. These will be a substantial expense and should be clarified as to whether these would be assessments to the inspected unit when other decks are corrected.

The roof is generally in good condition but could use a thorough cleaning. It shows soft spots at surface sheathing areas.

The interior of unit 402 is in fairly good condition but does show poor deck door installation that would need a substantial amount of attention as well as conditions due to settling that translated into the structure. The kitchen fan does not vent to the exterior.

The interior systems, plumbing, electric and heating, are generally in good condition, have been properly installed originally and are currently fully functional but the hot water tank is 12 years of age, which is at the end of its expected lifespan and would be recommended to be replaced proactively.

## Building Site

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<b>Driveway:</b>	alley access, asphalt parking
<b>Retaining walls:</b>	concrete
<b>Walkways:</b>	concrete
<b>Fencing:</b>	chain link, wrought iron
<b>Garage/Carport:</b>	security parking , partially covered
<b>Grounds:</b>	maintained in fair condition
<b>Approximate age:</b>	22 years [ 1987 ]
<b>Comments:</b>	

The inspected unit is the fourth floor, southwest corner unit in a four/five floor renovated condominium building. This is located on a moderately sloping lot, with the entry to the building located at the northeast area facing toward the east.

The grounds around the structure are in fair condition. These have been cleaned up more recently and lightly landscaped but still show some construction debris at perimeter areas and soils that could use further attention.

There is no retaining at some of the sloped grounds at the front entry sidewalks and most likely these will erode over the sidewalks that are currently in place.

There has been some minor settling of the retaining walls at the side lot areas, although this was minimal. There is a little bit of voiding under the front entry walkways. It appears that two sections of the front walkways have been replaced due to settling. This settling is caused by the pouring of concrete over soil that was disturbed during the construction process and not fully recompact before the weight of the concrete was applied. Over the years this ground compacts and causes the concrete to settle and crack. This is a common occurrence and is not necessarily an indication of structural problems with the foundation of the house. More significant cracks [over 3/4"] can be considered a tripping hazard and may be desired to be patched, ground down or repaired.

### Voiding

Voiding consists of a loss of support underneath originally placed concrete slabs, porches driveways and occasionally foundations due to the compaction of soil underneath the structure which drops away allowing a gap to open at the underside of the material. This lessens any support that is available and, as this voiding occurs over the entire undersurface of the supported member, there can be settling. Usually injection of concrete or repacking concrete underneath these areas can be effective in preventing any settling from occurring in the

future, but it is often difficult and expensive to bring settled surfaces back to a level position. Structurally loaded locations can require more extensive resupport with pinpiles or reinstallation of footings.

### **Condominium/Townhouse**

This inspection consists predominantly of an interior viewing of the inspected unit and a visual inspection of other areas of the perimeter of the structure, [the roof, the grounds and the common areas] that are available and open for observation. Only this unit was open to viewing, though, so there was no attention given to any adjacent units or other units in the structure. Much of the repair work that is done on a condominium complex is the responsibility of the condominium association rather than the individual unit holder and generally this refers to anything that is outside the interior building walls of the unit. Regarding zero lot line townhouse construction, responsibilities for maintenance and repairs falls on the individual owner, although there are sections of the structure that will need cooperative efforts for repair, such as roofs, common exterior walls, common exterior grounds etc. For specific responsibilities though, gaining information from the condominium association's agreement is recommended to determine the actual responsibilities of the new occupant.

Occasionally, repairs that are planned to be undertaken at a building complex can require a substantial outlay of funds that may not be covered in the available accounts of the building association. This can involve an assessment to the unit occupant. I would recommend gaining any information possible from the association regarding any planned repairs and the availability of funds to cover these situations.

### **New Renovation**

Even though this is not a new structure, I would recommend gaining permits and "as-built" drawings from the current owner since there was a substantial renovation that occurred for which permits may have been taken out. These are very useful in the future so that changes, repairs or references can be made to this information. Warranties for all the appliances and interior systems equipment should also be saved.

For new renovations, accumulating some spare materials such as floor tile, specialty type trims or tile work, roofing and other materials for minor repairs and replacements in the future is recommended. Generally as the years go by, model numbers and glazing types for materials change and it is difficult sometimes to get matching material. Keeping a small stockpile on hand can be very helpful in repairing the structure in the future.

## **Exterior**

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<b>Exterior finish:</b>	8" Hardiplank siding
<b>Condition:</b>	overall good condition, peeling
<b>Deck/Patio:</b>	exterior vinyl
<b>Earth/Wood space:</b>	0-6 inches
<b>Insulation plugs:</b>	no
<b>Comments:</b>	

The exterior of the structure consists of 8 inch HardiPlank siding around the entire exterior perimeter. This structure appears to have been resided with a new exterior envelope applied approximately 3 to 5 years ago. This shows good application at visible areas of the HardiPlank siding. There was no sign of cracked or damaged material. All of the siding is in solid condition. It appears to be well painted at most areas at the siding surfaces.

At numerous locations around the perimeter, though, the window trims, especially the horizontal locations, show cut ends that have not been thoroughly painted. Water wicks up cut joints of wood that are exposed and allows it to become saturated and then to deteriorate. These areas should have been painted more substantially and it would be recommended that these be touched up at all exterior locations which would include all four faces of the building. This correction will allow this material to last its longest period of time.

There is cap flashing at all visible window, door and other exterior horizontal surfaces.

There is an upper deck at the inspected unit at the southwest corner. This deck is in poor condition. This appears to be an exterior vinyl material but has been applied over wood framing. The nails, though, have worked their way out of the plywood and are protruding up underneath the vinyl, holding this material up and will fail in the near future from being walked over. Walking on these raised nail locations allow them to tear, which ruins the membrane and allows for water penetration. Generally this deck would need to be reassembled, which would require removing the existing vinyl, re-securing the deck sheathing more effectively, and then reapplying an exterior membrane surface that is properly flashed and sealed. At adjacent decks, not at this unit, there appears to be problems with sealant at threshold locations and perimeter areas, showing that these decks most likely had poor installation originally since they are already requiring repairs.

There has been some mediocre workmanship at some of the trim conditions around the decks with jointed material that is caulked in place rather than long and extended sections.

The deck door at the inspected unit is poorly installed. This appears to consist of an interior finger-jointed framing material for the jambs that is exposed to the exterior. This is poorly painted, appears to only have been primed, and is currently peeling at the inspected unit and heavily peeling and showing raised grain conditions at other units. This material would need to be completely re-prepared and thoroughly painted. This jamb assembly is showing water marks and absorption along the threshold area.

The deck doors appear to be primed but not painted. The deck door hinges are poorly installed without proper insertion into the rabbeted joints. Also the lower hinge of the stationary door does not appear to have been secured to the jamb or wall, as this flexes when the door is opened.

The deck rail is probably original to the structure and has the older, wider than 4: spaces between the railing members.

Generally this shows quick and ineffective workmanship for this door, threshold and deck installation and would need to be improved to prevent this from deteriorating quickly and allowing for leakage and damage.

### **HardiePlank Siding**

HardiePlank siding is a fiber-cement type siding that consists of fibrous materials with a cement component and silica sand/fibers that are compressed together with interior resins that have an embossed outside textured or smooth appearance. HardiePlank contains no asbestos, fiberglass or formaldehyde. This material is a relatively newly engineered product. It has no long term track record to match the 30 year warranty that comes with it, but it has received good reviews in the trades regarding it's stability and durability if properly applied and maintained.

There are some specific requirements for installation and protection. HardiePlank can be blind-nailed or face nailed at the builders discretion and is recommended to be face nailed in high wind areas. HardiePlank cannot be blind nailed with 24" oc framing. Nails should be corrosion resistant and caulked and double nailed if a penetration of the siding skin occurs while nailing. Butt ends of material should be in moderate contact with minimal gapping and are currently not recommended to be caulked. Previously, the butt joints were recommended to be either butted together or gapped a maximum of 1/8" and caulked. Currently the joints should have "joint flashing" behind, which can consist of a number of different materials such as mylar, felt or strip/gap backing. At this time Hardie does not specify what the material requirements are. Gap backers are recommended to be used now in lieu of caulking butt connections. All window, door and trim connections should be caulked as with standard building practice. Any caulking, primer or paint used is required to be 100% latex acrylic material. It can be hand nailed or compressor nailed, but staples should not be used.

There have been numerous difficulties with different types of applied products that are engineered, such as Louisiana-Pacific siding, Masonite Omni-Board, pressboard panel type siding as opposed to natural materials such as cedar siding. Hardieplank siding, having limited long term history, is difficult to comment on in regard to its expected life span and aging characteristics.

HardiePlank siding does have a "30-Year Limited Transferrable Warranty", but "transferable", as stated in the fine print of this materials contract, includes transference only from the original material buyer, meaning the builder, to the first purchaser and then to the second purchaser. Subsequent buyers/owners are not covered by this warrantee. Calling this a '30 year transferable warrantee' seems optimistic since upon sale of the structure to a third buyer and beyond, there is no warrantee protection. Few structures are owned for 30 years by just two individuals.

### **Further information can be gained by calling**

**James Hardie Building Products** at 1-800-426-4051 - <http://www.jameshardie.com>

### **Deck Rail Spacing**

Any deck over 30 inches from the ground requires a perimeter railing to prevent falling that could cause injury to people falling from the deck. The current code requirements for balusters at decks are required to be a maximum of under 4 inches in separation so that a 4 inch sphere cannot pass through at any location around this deck. The railing should be 36" in height from a standing surface on the deck. Railings are required to be constructed in this manner in order to prevent small children or babies from crawling over the side of the deck and injuring themselves. This may not have been required when this deck was originally constructed, but I would recommend that some attention be given to reconstructing or adding protective barriers around this deck in order to comply with current code requirements, especially if children are to be present at this structure.

## Roof

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<b>Slope(Approx.):</b>	flat
<b>Type:</b>	fiberglass asphalt/composition shingle, PVC roofing
<b>Condition:</b>	overall fair/good condition
<b>No. of layers:</b>	one layer
<b>Air exchange:</b>	roof vents
<b>Eaves and soffits:</b>	N/A
<b>Gutters:</b>	built-in scuppers
<b>Flashing / valleys:</b>	fair/good condition
<b>Chimney:</b>	N/A
<b>Comments:</b>	

The main roof is in fairly good condition. This is a relatively newer PVC membrane roof surface. It appears to have been installed about 3 to 5 years ago. It was quite dirty and could use a thorough cleaning. Keeping this material maintained in its most reflective state will allow it to last its longest period of time.

This roof showed some heavy caulking at some of the perimeter joints at pipe penetrations and flashing application. This is not unusual but does show that these locations will need to be periodically maintained, as caulk deteriorates every 5 to 10 years and needs to be replaced.

There are some very soft sections of roofing where the underlying supporting plywood sheathing is very minimal. This appears to be 1/2 inch material that shows poor support at a number of areas and care should be taken when walking on this roof so as not to penetrate and puncture this material.

There appears to be some patching as well as some marring of the surface of this material due to workmen's activities.

The roof was accessed and traversed during the inspection process.

There are sloped roof sections with composition roofing at the two front entries at the north side. At the central roof there is new black composition material. This is in good condition. At the northeast roof there is older 3-tab material that is toward the end of its life.

### **Single Layer - Flexible Membrane Roofing [PVC, EPDM, TPO, KEE and similar]**

Among the common single-ply roofing products are PVC, EPDM, TPO and KEE. Single-ply membranes are usually broken down into two subgroups — thermoplastics and synthetic rubber.

*Thermoplastics* have a common characteristic not found in synthetic rubbers — they can be heated and reshaped or melted multiple times. Because of this, the most common method of seaming a thermoplastic is by heat-welding the membrane. Properly melting the edges together fuses the membrane into a strongly bonded seam.

PVC membrane is a roof membrane composed of only one material, polyvinyl chloride. PVC roofs are specially designed to withstand ponding water- PVC membrane is welded together with hot air (no open flame) to eliminate all seams so moisture can not pass through. PVC roofing systems also reflect nearly 90% of the heat of the sun, thus lowering energy costs substantially, especially in high-heat areas such as the southwestern United States. Some PVC roofing has had problems with fracturing, or small fissure cracking. Both provide a clean, inert-tube-like surface, come in a variety of colors and have good long term performance [20-40 years depending upon the manufacturer and maintenance] for flat and low sloped surfaces.

Virtually all synthetic rubber roof membranes are EPDM. Synthetic rubber is a thermoset, which means once it has cured, it cannot be melted and reshaped. Consequently, the rubber membrane is seamed by an adhesive — generally either a field-applied contact cement or an adhesive tape that is applied in the field or factory and activated by removing a release paper. Tapes have become the de facto standard as they are generally easier to apply, reducing the chances they will be installed incorrectly.

Modified Bitumen [torch down roofing] has a 10 to 12 year warranty. Neither should be walked on, especially with hard soled shoes as it is prone to puncture, or during cold weather. This is a higher quality roofing material, but comes at a greater expense.

**Facilities.Net** [www.facilitiesnet.com/roofing/topic/A-Guide-To-Single-Ply-Roofing-Products--19907#](http://www.facilitiesnet.com/roofing/topic/A-Guide-To-Single-Ply-Roofing-Products--19907#)

## Downspouts and Drainage

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<b>Driveway drain:</b>	N/A
<b>Downspouts:</b>	aluminum, secure
<b>Downspout drainage:</b>	perimeter drains connected
<b>Comments:</b>	

The downspouts have been properly tied into the perimeter drain stubs at the exterior of the structure and are properly draining the water away from the structure.

### Water Redirection

Drainblocks and properly functioning perimeter drains are important to the integrity of a foundation as they direct roof run-off water away from the foundation. One of the prime causes of foundation settling is undercutting of the foundation footings by rain run-off that is allowed to flow directly down the foundation wall and find its own route away from the area. This route usually entails slowly transporting away some of the support dirt of the footing. Over years of water drainage, this can cause settling. There is also the possibility of water penetration into the basement areas when the water run-off is not redirected. It is best to redirect water run-off before it causes problems.

Perimeter drains, when they are connected at the exterior, do not show their underground conditions. It is possible for some of these drains to have breaks or other blockage that can allow water penetration around the structure. This would not be evident at the surface since this is all buried under at least a few feet of dirt, sometimes six to eight feet deep. Inspections involve visual observation to determine whether there has been any blockage which can be indicated by water marking at the perimeter drain inserts, erosion around the drain stubs indicating overflow, or water marking and moss buildup at the downspouts that shows backup. Without excavation, or further information from the owner, it is difficult to determine whether there is any leakage occurring under the soil that is not evident visually from the surface. During an inspection, these drains are not flooded to try and mimic a heavy rain, but instead depend on the visual conditions at the surrounding areas to determine past overflow conditions.

Even though the downspouts may be connected into the perimeter drains, older drains may have restricted or minimal capacity for water flow and may need to be periodically cleared in order to allow the water to flow adequately.

## Foundation/Basement/Crawl Space

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<b>Type:</b>	daylight basement, concrete perimeter foundation
<b>Foundation material:</b>	poured concrete
<b>Insulation:</b>	not visible
<b>Condition:</b>	solid
<b>Bituminous coating:</b>	none visible
<b>Sump pump:</b>	no
<b>Ventilation:</b>	N/A
<b>Vapor barrier:</b>	N/A
<b>Comments:</b>	

The foundation is in good condition. There were no cracks of a significant nature visible around the exterior of the structure and no signs of any cracking of a significant nature or movement at locations on the foundation interior. There is also no sign of any substantial settling or translation of foundation movement into the upper structure.

In one of the storage areas at the southeast quadrant of the structure in the basement there is mold buildup at the drywall. This is over a specific location and appears to be due to either previous spillage or foundation seepage. It showed no moisture meter reading currently. This room was in the process of being prepared for renovation and it was mentioned that this wall is going to be completely removed, which would negate any necessity of dealing with these interior conditions.

### Visible Mold

In recent years there has been a substantial amount of attention regarding the health and medical problems associated with the presence of mold/mildew in homes. Mold/mildew is a biological material that is present in exterior air, especially in moist wet climates such as the northwest, sometimes in high concentrations. When certain types of mold grow in interior living spaces or when there are excessive concentrations of mold in moist interiors, there can be serious health effects for individuals; especially true for individuals with asthma, respiratory problems or allergies. There are probably a million types of mold and about 100,000 that have been classified. Some of these cause toxic reactions when growing or allergic reactions after having been dried out and gone dormant. Wet basements, carpeted basements, moist attics, humidifiers and filters in heating and cooling ducting, moist interior walls, backings of vinyl wallpaper and locations of moisture rot can all be sources of mold. Many of these conditions are not visible without a dismantling of the suspected area. I would recommend gaining more information regarding this condition as The Home Report, LLC does not test for the presence of mold/mildew or specify which types or what quantities may be present in your home either on affected surfaces or via air samples. This requires air and dust sampling as well as laboratory testing which is outside the scope of this inspection.

Bathrooms and moisture producing areas should be properly ventilated to prevent the possibility of mold growth. This should include a timer installation for a bathroom fan as well as a clearing out of any fan ducting and dryer ducting from the interior so that they will vent effectively. This will need to be maintained periodically to be sure that these areas are being well ventilated so that humidity does not build up at the interior.

Mold of all kinds is caused by excessive moisture that creates a breeding ground. The first step in eliminating mold conditions is to stop the source of moisture. Afterwards, there are varying levels of cleanup that can be undertaken depending upon the level of infestation, the type of mold present and the susceptibility of the occupants to mold.

The correction of the presence of these types of biologicals can be quite extensive and expensive. Correction and repair of mold infested areas should include removal of the source of moisture and may include removal or remediation at mold contaminated surfaces which may include wall interiors if the contamination is significant. In basements it may be required to remove carpeting and porous floor surfaces, remove or clean wall surfaces and generally rid the area of the bulk of the mold contaminated materials. Proper sealing of heating ducting is also necessary to prevent pressure variations in the structure from carrying mold spores to different areas through variations in internal pressures. Any significantly infested area should be isolated and fully cleaned.

The whole issue of mold is quite complex and confusing. Original investigations showed mold caused specific health problems. Further studies showed that mold was not directly toxic but can accentuate health related issues in susceptible individuals. There is a great deal of mis-information regarding the deleterious health effects of mold. This is an evolving issue and it would be recommended to gain as much current information as possible regarding this issue.

**For more information:**

**EPA/Mold:** <http://www.epa.gov/iaq/molds/moldresources.html>

**Healthy Buildings, Inc.,** <http://www.healthybuilding.com/> 425-455-2959

**Lab/Cor, Inc.,** <http://www.labcor.net/moldfungall/>, 7619 6th Ave NW, Seattle, WA (206) 781-0155

**Environix,** [www.environix.com](http://www.environix.com), Lynnwood, WA 800-351-9563. 425-328-1554

## Interior

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<b>Construction method:</b>	dimensional lumber wood framing
<b>Walls:</b>	drywall, spray textured
<b>Flooring:</b>	carpets, bamboo laminate veneer flooring
<b>Ceilings:</b>	drywall, spray textured
<b>Windows:</b>	double pane
<b>Glazing:</b>	overall good condition
<b>Doors:</b>	overall fair condition
<b>Comments:</b>	

The interior of unit 402 was clean and vacant. It has been lightly staged but all the furniture has been moved into the middle of the room and stacked in place.

There is unpainted trim around the edges and surfaces of the drywall and deck door trims. This needs to be completed.

The kitchen hood fan over the range does not exhaust to the exterior. This is an interior fan just circulating air from one side of the hood to the other. Installing an exterior outflow fan would be recommended since this is basically ineffective in its currently installed manner.

The interior of this structure shows some minor shrinkage cracking and noticeable floor sloping. The refrigerator is raised on a shim to keep it level. This is more than 1/2 inch out of level. There is interior slopage at a number of areas, indicating that this structure, when quickly framed originally, shrunk somewhat due to framing shrinkage and distorted the framing as it went up the floors. In the kitchen looking south off of the range area, the window shows noticeable slopage as well as uneven framing due to original workmanship. This is currently built into the structure and has been cosmetically covered.

The ceilings at this unit slope noticeably approximately 4 to 6 inches over the length of this unit. This is to accommodate the roof slopage since at this structure the roof framing is also the ceiling framing.

At the entry door the threshold is loose and unsupported and there is a large gap between the veneer bamboo flooring and the metal material. This needs to be corrected.

There are old moisture marks at the hallway ceiling and walls. This showed no moisture meter reading currently but indicates previous leakage of this roof. This was also indicated at the stairwell that showed previous old water markings of a significant nature. This all appears to have been corrected currently.

### Shrinkage Cracking

When newer structures are built, occasionally the lumber that is used is not fully kiln dried and if the building is quickly constructed it does not have a chance to thoroughly dry and shrink to its final dimension. Therefore, after the structure is enclosed and the drywall has been added, the heating of the interior over the first few years will slowly shrink the framing material until it comes to its stabilized condition. This can cause cracking of the drywall and mudding compound at some of the drywall joints and wall and ceiling corners. It can also cause nail heads to pop through the surface mudding compound of the drywall. Unless there are other issues,

this usually does not indicate structural settling problems and is more of a cosmetic concern that will require patching or caulking of these joints and protrusions before repainting.

#### **Laminate Floors [Pergo, Mannington, Wilsonart, Alloc, etc.]**

Laminate flooring is a newer type of material used as a replacement for solid hardwood floors or linoleum, as it gives a better appearance than linoleum and is cheaper than hardwood floors. This type of material, though, is installed in a unique manner and requires unique care. A few brands of these materials allow for refinishing since they have a thin veneer of real wood at the surface that is permitted to be refinished. This requires great care in the refinishing due to the thin veneer with certain types of flooring, and can only be refinished once.

The more general type of this laminate floor consist of a formica-like surface on a plywood or hardboard base that has approximately a 1/4 to 3/8 inch thickness that consists of tongue and groove joints around the perimeter of each installed section. This type of material is not nailed in place but is instead fitted in place and creates a kind of membrane over the entire surface of the flooring, which is then secured by being blocked in by floor trim around the perimeter. Sometimes this flooring can experience some give and movement since it is applied over a very thin foam sheet to provide a softness when walked upon. This type of laminate flooring has one major drawback - it cannot be refinished. As it ages and shows deterioration it will need to be replaced.

#### **Fire Suppression/Sprinkler System**

Fire suppression/sprinkler systems are not a part of the inspection of The Home Report. They are very a specific installation that is installed for life safety and are not tested nor inspected in any way during a home inspection. There is always a possibility that these types of systems can trip under inspection or testing and could cause significant damage. Therefore these types of systems are left to the installers - fire department or suppression system fire sprinkler installation companies - to monitor.

## **Attic Space**

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<b>Roof Construction:</b>	dimensional lumber framing
<b>Insulation type:</b>	no access
<b>Insulation depth(Apr.):</b>	no access
<b>Vent clearance:</b>	no access
<b>Condition:</b>	no access
<b>Comments:</b>	

There is no attic access in this type of construction. This is a flat roofed building that has only a small, inaccessible area between the ceilings of the upper inspected unit and the roof above. Generally this area is insulated with batten fiberglass insulation, which would be consistent for a structure of this age. But this area was not able to be viewed during the inspection and the presence of insulation, and its depth and R-value could not be determined.

## **Plumbing**

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<b>Water source:</b>	municipal
<b>Potable water piping:</b>	copper
<b>Waste disposal:</b>	municipal
<b>Waste piping:</b>	ABS plastic
<b>Hot water tank:</b>	electric, Approx. 40 gallons, pressure relief valve (yes), Build date 1995
<b>Water pressure/entry size:</b>	60 psi, 2", copper
<b>Comments:</b>	

The plumbing consists of copper for the pressurized water system and ABS plastic for the drain lines. All the interior fixtures were tested and were operational. The fixtures have been replaced at a number of areas, such as the kitchen and the bathroom, although the tub appears to be more original.

There is no tub/shower diverter controls. These would need to be installed.

The tub overflow valve cover is very dirty and needs to be cleaned.

The hot water tank appears to be 12 years old. This should be replaced. This is old for this structure and most probably if this unit has its tank left in place, other units have the same condition. This creates a hazardous situation in that these tanks can leak at this age and cause significant damage to units below. There is no pan at this hot water tank nor any expansion tank.

The main water shut-off valve for this unit is located at the hot water tank closet wall. The building main and shut off are located in the basement at the east side storage area.

The main visible plumbing sewer clean-out is located in the basement at the east storage as well as at the exterior northwest corner.

Water pressure is OK at 60 psi. 80 psi is the code recommended maximum. Some appliance manufacturers do not maintain their warranties after 80 psi.

### **Aging Hot Water Tank**

Hot water tanks have an average life span of approximately 10-15 years. This can vary widely between different makes and models as well as different municipal water mineral compositions that can create "aggressive" water conditions that will age the tanks more quickly. Tanks usually fail from the inside-out and often give little or no warning of their intentions. A "sacrifice rod" is inserted in tanks by the manufacturer to absorb electrolysis that would usually attack the tank lining, but when this rod is sufficiently depleted, the tank lining is the next victim for deterioration. Sacrifice rods can be replaced, but this rarely occurs. It may be prudent to proactively replace a tank before it can age too far past its expected life span so as to avoid the possibility of water caused damage to the interior of the structure.

### **Hot Water Tanks Straps**

Gas hot water tanks are required to be strapped to the structure with metal wrapping straps or other approved methods in order to prevent their tipping or falling under earthquake conditions. If tipped the gas and water connections will break causing significant damage. This strapping will help prevent disconnection from the gas and water lines and will help prevent damage. Electric hot water tanks are recommended to be strapped.

### **Hot Water Tank - Thermal Expansion tank**

Expansion tanks have been required at residential plumbing installations for many years now. Any water system with a PRV valve [pressure reduction valve, located near the incoming water shut-off] should also have an expansion tank. Some municipalities have back-flow prevention valves installed at the water meter at the street. Some newer water meters also have a check valve built into them to prevent the possibility of contamination getting into the city system. When water heats, it expands and must go somewhere. If a system does NOT have a PRV it is referred to as an "open system". In an open system, this expansion is absorbed by the city water main, and creates no problem. A system with a PRV is referred to as a "closed system". This is because the PRV acts as a check valve and prevents this expansion from going past it. This causes the pressure in the water heater to rise rapidly. Once this pressure reaches the limit of the TPR [temperature pressure relief valve on the hot water tank], it trips to protect the tank. In other words, it does its job. An expansion tank gives the expanding water a temporary home. Expansion tanks save plumbing joints and save hot water tanks from excessive wear and pressure and are recommended to be installed.

### **Sewer Lines**

Older structures consist of cast iron, concrete or clay piping sewage system drains that run underground to the main street sewer system that can sometimes be located quite deep under yard, street or sidewalk locations. Due to the nature of this type of material, it is prone, as the structure ages, to cracking and deterioration due to materials aging as well as penetration from tree roots and ground movement from settling. It is possible that some of these drains can become blocked and need to be roto-rootered periodically and eventually may need to be replaced, which can be a very substantial expense.

Even newer homes can have problems associated with sewer line failure. This can occur due to poor installation, loss of support from non-compacted trench soils, crushing from trench backfill and disconnection of ABS or PVC plastic piping due to joint stress after installation.

The Home Report, LLC inspection does not cover the underground conditions or possible blockage conditions of a sewer line to the street. The only way to really determine its condition is either to be informed by the current owner as to whether there was any roto-rootering necessary at this system due to blockage, or by "scoping" this pipe with a fiber optic camera that is snaked down this drain line from the house toward the street. Scoping is not a part of this inspection but may be desired to be included in the purchase investigation of this structure by another firm in order to determine the condition of these drain lines. The Home Report, LLC recommends that this sewer investigation be done as a part of the pre-purchase investigation of this structure.

**Hydro Physics** - Rick 425-775-8445 -or- 866-775-8445

**Reel Rooter Services** - Steve Branam, 206-856-0757 -or- 425-640-0747

**Seattle Sewer Inspection** - Aaron Branstetter 206-335-2315

## Electrical

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<b>Service Size:</b>	100 Amps, 120/240 volt system
<b>Panel:</b>	circuit breaker, main lug
<b>Service wiring:</b>	aluminum service wires, aluminum above 40 Amp circuits, copper branch circuits
<b>Service drop:</b>	underground
<b>Circuits labeled:</b>	yes
<b>Interior wiring:</b>	plastic sheathed romex
<b>GFCI protection:</b>	bathrooms(yes), garage(N/A), exterior(no), kitchen(yes)
<b>Smoke detectors:</b>	# 1, operational
<b>Comments:</b>	

There is a 17-gang meter pack located in the basement storage area. This shows individual metering for the inspected unit. This pack had a 100 amp circuit breaker feeding the main lug, circuit breaker panel located at the inspected unit.

This unit panel is generally in good condition and has been properly installed. The breakers are properly sized for protection of the branch circuit wiring to which they are attached. There is a proper separation of grounds and neutrals to create a floating neutral.

The interior fixtures and outlets were tested and are operational. The outlets showed proper polarity and grounding.

One switch off of the front entry door did not have a discernible load, did not appear to switch the outlets at the interior and I would recommend gaining information from the current owner as to what this controls.

## Heating

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<b>Type:</b>	fan forced electric wall units
<b>Location:</b>	entire unit
<b>Furnace/Boiler:</b>	N/A
<b>Gas meter:</b>	no
<b>Thermostat:</b>	standard, wall mounted
<b>Last Serviced:</b>	N/A
<b>Filters:</b>	N/A
<b>Condition:</b>	clean and operational
<b>AC:</b>	N/A
<b>Comments:</b>	

The unit is heated off of the electrical system. This consists of one thermostat controlling two fan forced heaters. These were tested and were operational.

### Set-Back Thermostat

This structure is controlled by a standard thermostat(s). The installation of a set-back thermostat allows for 24 hour control of the heating on a preset cycle. This will allow the heat to be set at a lower temperature when the house is not occupied or at night when sleeping. By use of this type of thermostat, heating costs can be noticeably reduced. Set-Back thermostats are available for low voltage installations for regular furnaces and boilers, as well as in-line full voltage [120 or 240 volt] thermostats for electric baseboard and fan forced wall heaters which have individual room wall thermostats. Since electrical and gas rates are increasing, the use of set-back thermostats at all locations is recommended to reduce power usage as much as 10 to 20 percent.

### No Whole House Fan System Due to Renovation Technicality

Full house air ventilation -or- Whole House Fan Systems were required starting in 1992 and consist of a number of different configurations to circulate fresh air into home interiors. Residential structures are currently built with very tight exterior envelopes that do not allow air infiltration. This was not the case with older more leaky homes. This sealed house condition allows for a build-up of moisture and toxins at the interior air due to air movement conditions that carry moisture into walls and attics, as well as the nature of the chemical additives in newer home construction materials to accumulate inside. Whole House Fan Systems help to evacuate this interior air through forced circulation.

Different municipalities have different requirements and accept different portions of the code for the installation of this type of whole house fan system. A well installed whole house fan system can include a mechanical damper tied into the cold air return and furnace blower as well as a whole house fan located either in the upper hallway or an upper bathroom. Both the whole house fan, the furnace blower and the mechanical damper are tied into a timer switch that will allow activation of these appliances simultaneously to allow air to be drawn into the heating cycle when the whole house fan creates a negative pressure in the house.

A secondary method is to install windows at the bedrooms and common areas with openable vents/inlets that take the place of the mechanical damper and allow air to be drawn into the structure when the whole house fan activates. Fresh Air 80s [circular wall vents with pull-string control] can also be used for air inlet devices.

The fan timer switch should be set so that the whole house fan will come on for one-three hours during every 8 hour period. This would mean that during a full 24 hour period the fan would activate for a minimum of 4 hours. This will allow for full house air exchange and help keep the interior air fresh and clear of toxins.

A whole house fan system was not installed at this structure. This is a renovation, and due to the fact that it is not technically a new house, even though it has been thoroughly renovated, did not need to comply with stricter requirements for whole house fan installations. Subsequently the contractor/owner/builder did not decide to install this. It would be recommended, though, that some attention be given to installing timed fans so that there can be exhaust of the house at interior periods to simulate at least a moderate air exchange at the interior. A proper whole house fan system could be installed at the structure but would be more expensive and may require ducting in the attic or other locations.

## Limitation of Liability

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**This inspection will include the following systems:** exterior, roof, structure, drainage, foundation, attic, interior plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. The Home Report, LLC will provide a written and photo report that is a summary of observations and impartial opinions based on the experience of the inspector. Our services are performed in accord with the Washington State Home Inspector's Standards of Practice [WAC 308-408C]. The Client's presence is requested during this inspection, as a written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

**Many items are not included in our inspections, such as:** • Components not normally visible, obstructed from view, obstructed by furnishings, or not readily accessible at the time of inspection. Systems and components will not be disassembled and will only be operated with normal controls. • Specialty Systems including security alarm and intercom systems, sprinkler and fire suppression systems, Ethernet and computer connection systems, cable, phone systems or irrigation systems. • Compliance or non-compliance with any governing codes, laws or restrictive covenants. We do not search public records. • Septic tanks, drain fields, groundwater percolation conditions or water purification/treatment systems. • Air conditioning and heat pump compressors. • Swimming pools, hot tubs, jacuzzis and spas. • Furnace or boiler heat exchangers. • Buried oil tank location/retention/leakage conditions. • Underground sewer line and side-sewer conditions. • Soil stability conditions. • Property lines and plot dimensions. • EIFS/synthetic stucco conditions. • Potentially hazardous or toxic substances such as radon gas, urea formaldehyde, asbestos, lead based paint, recreational drug manufacturing, or contaminants in the structure, soil, water or air, detection of or damage from Chinese drywall. • Building or health consequences of mold and mildew. • Wood Destroying Insect inspection or identification.

**This inspection is not intended to be technically exhaustive.** The client acknowledges that The Home Report, LLC cannot observe every square inch of the structure and that defects may be missed. When a structure is inspected there are only a few hours in which to observe conditions and operate systems. During this limited period, we make reasonable attempts to discover the functional conditions of interior systems, but it is not always possible to determine all defects. During the inspection we cannot maximize usage of all combinations of interior fixtures, systems and living areas to the extent that might occur when the structure is occupied. After occupation of the structure, it is not uncommon to discover items that require repair or attention which may not have been discovered during the inspection.

**This inspection does not include a quantitative engineering analysis of the building's structural or interior operational systems.** If a very thorough and in-depth analysis is desired, The Home Report, LLC can provide this service but at a substantially higher fee. In-depth analysis requires prolonged access to the property by specialty contractors.

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**All comments and information in this inspection report are strictly the opinion of the inspector. No warranty, guarantee or liability of any kind is implied or assumed other than that stated in this Contract Agreement. The Home Report, LLC's liability for mistakes or omissions in this inspection and report is limited to a refund of the fee paid for this inspection and report. This Contract Agreement is binding upon the client, the client's relatives, and any third party that may make a claim upon the inspection report. Any claim for failure to perform under this contract will be reported to The Home Report, LLC in writing within one year of this inspection. The Home Report, LLC will have the absolute right to re-examine the item or component in question, (including an independent second opinion) BEFORE any repairs or replacements are undertaken. Failure to allow said examinations or respond within the one year time frame will constitute a full and complete waiver of any and all claims against The Home Report, LLC.**

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Thank you very much for using The Home Report, LLC. If you have any questions regarding the inspection or this report, feel free to call.

**Date:** 1/13/2012



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**Donald Lawn**

Owner/**The Home Report, LLC**

**Current Professional Licenses**

Licensed Washington State Home Inspector #320

Member **ASHI** - American Society of Home Inspectors #011836 [14 years] , **ACI** - ASHI Certified Inspector

Member **FREA** - Foundation of Real Estate Appraisers #11320

**Previous Professional Licenses**

Structural Pest Inspector, WSDA SPI #42990

Washington Specialty and General Contractors Lic #HOMER\*\*101JJ

Electrical Journeyman Four Year License [WA/OR/ID, Commercial, Residential, Industrial] #LAWND\*\*196DE

General Electrical Administrator [WA/OR/ID, Commercial, Residential, Industrial] #AD01 / LAWND\*\*173PG