

GENERAL INFORMATION

PROPERTY LOCATION:

Sample Report
Olympia, WA

REPORT NUMBER:

REP Sample Report

INSPECTION DATE:

August 31, 2004

REPORT DATE:

August 31, 2004

CLIENT:

Sample Report

PREPARED BY:

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PURPOSE AND SCOPE

A standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the National Association of Certified Home Inspectors (NACHI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

EXCLUSIONS AND LIMITATIONS

The inspection includes structure, exterior, roof, landscape, foundation, crawlspace, attic, a structural pest wdo inspection, plumbing, electrical, heating, bathrooms, kitchen, insulation, fireplaces and wood burning appliances, garage and porch/decks as requested.

The NACHI Standards of Practice are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We do not offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are not required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the NACHI Standards of Practice.

Our inspectors are not required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

INTRODUCTION & STRUCTURAL OVERVIEW

COMPONENT DESCRIPTION:

This report summarizes the verbal briefing of our inspection in Olympia, WA, conducted August 31, 2004. The inspection was started at 10:00 AM and completed at 1:00 PM August 31, 2004. It includes structure, exterior, roof, landscape, foundation, crawlspace, attic, a structural pest wdo inspection, plumbing, electrical, heating, bathrooms, kitchen, insulation, fireplaces and wood burning appliances, garage and porch/decks as requested. The residence was empty and vacant at the time of the inspection. The temperature was approximately 70 degrees and it was sunny.

STRUCTURAL SYSTEM

In accordance with the NACHI standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Our inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

COMPONENT DESCRIPTION:

The residence is a two story attached, wood frame, single-family dwelling. It has three bedrooms, one kitchen, and two bathrooms and is built on a crawlspace and on a slab on grade. The floor structure consists of platform framing with 2 by 8 joists on 16-inch centers sheathed with oriented strand board (OSB). The wall framing consists of 2 by 6 studs on 16-inch centers sheathed with oriented strand board (OSB). The roof is a wood frame assembly, the rafters are 2 by 4 on 24-inch centers sheathed with oriented strand board (OSB). The ceiling joists are 2 by 4 on 24-inch centers. The building has wooden support columns. The home is built on a raised perimeter (Crawlspace) and the foundation is concrete.

The crawlspace was inspected using a flashlight. The location of the crawlspace access was an outside back access. It is common practice for a home inspector to inspect and probe exposed and accessible framing for rot and possible insect infestation. We visually examined as many of the framing members as possible and randomly probed many with a knife or awl. The attic was inspected using a flashlight. The attic access location was a ceiling hatch.

OBSERVATIONS:

See attached structural pest inspection report.

Deteriorated roof sheathing was noted in the attic. This could be the result of improper attic ventilation. We recommend further investigation by a reputable contractor to identify and eliminate the source of the moisture and replace the ruined roof decking.

We found what we believe to be mold or mildew coating the surface of some of the framing and sheathing in the attic. Mold needs moisture to thrive. And, though we do not engage in the practice of mold sampling or testing, the identification of inappropriate water infiltration is within the scope of what we do. A reputable contractor needs to correct this immediately.

Some types of mold organisms are supposed to be toxic to humans. However, once the source of the moisture feeding it has been eliminated the mold should die, and, as long as it hasn't spread to the living spaces below, it should not pose a threat to anyone. We don't

know whether the substance seen is toxic or not, as we firmly believe that identification of bio-organisms is far outside the scope of a home inspector's area of expertise.

If desired, an indoor air quality (IAQ) firm specializing in mold identification and abatement can examine the substance, to determine exactly what it is and whether any of the substance has spread to the living spaces below. Should the client choose to do this we recommend extreme caution, as both the Centers for Disease Control (CDC) and the Environmental Protection Agency (EPA) have publicly stated that testing for mold spore in the course of a home transaction is pointless. Many of these alleged "experts" have little training or experience with mold and use questionable sampling and testing protocols. Additional information about mold can be found on the internet at: <http://www.cdc.gov/nceh/airpollution/mold/stachy.htm>. This is the CDC's frequently asked questions (FAQ) site for mold. We recommend the clients review this data before deciding whether to go ahead with any sampling, testing or abatement of this substance.

EXTERIOR

In accordance with the NACHI standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Our inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

COMPONENT DESCRIPTION:

The exterior cladding consists of vinyl siding over the original cedar siding. The exterior trim is wood. The exterior entry doors are a combination of metal panel insulated and sliding aluminum units. The eaves consist of open overhangs with vented frieze blocking.

Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

OBSERVATIONS:

There is missing trim at the back roof line. Besides being unsightly, loose/missing trim can result in water penetration that leads to rot and insect infestation. A competent carpenter needs to make repairs.

A small piece of vinyl siding is missing above the front porch roof. Besides being unsightly this can allow unwanted moisture penetration into the exterior envelope and wall cavity. Repair requires removal and replacement of the affected panels by a professional siding installer.

See attached structural pest WDO report about siding flashing needed at fascia trim. One way to correct this issue would be to install a roof overhang at the time a new roof was installed by cantilever of the sheeting to have 16-20" of roof over this trim to siding area.

LANDSCAPE AND SITE DRAINAGE

In accordance with the NACHI standard of practice pertaining to Landscaping and Drainage as they relate to the exterior, our inspectors are required to inspect walkways, patios and driveways leading to entrances and the vegetation, grading, surface drainage and retaining walls when they are likely to adversely affect the residence.

COMPONENT DESCRIPTION:

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

The yard slopes towards the front and to the back. Roof runoff is conveyed via gutters and downspouts onto grade near the base of the foundation.

The driveway is concrete. The walkways are concrete.

OBSERVATIONS:

In regards to proper slope configuration and drainage, the landscaping of this home has some issues. The yard around this structure needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate

basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

We noted signs of driveway concrete slab settlement and cracks. All residential concrete slabs settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity.

It is our opinion that this slab has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way we can provide any guaranty the slab will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Our inspectors are not required to inspect or report on the presence or condition of fences or erosion control. Earth stabilization measures, and geological, geo-technical and hydrological conditions are likewise not inspected or reported.

ROOF SYSTEM

In accordance with the NACHI standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Our inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

COMPONENT DESCRIPTION:

The roofing inspection was conducted from the roof. The roofing materials are asphalt shingles. The roof system flashings are a combination of plastic, rubber, galvanized steel, asphalt roofing and aluminum and were found at the plumbing vents, the vents, the skylights, the roof valleys, the roof to wall intersections and the base of chimney chase.

The building has aluminum gutters and downspouts. The downspouts all discharged directly onto grade at the base of the foundation. This condition often results in water infiltration into basements or crawlspaces, as well as risking damage to the foundation caused by settling, as the soil under the footings becomes saturated and more fluid. It is

recommended that all downspouts be modified or extended so they convey roof runoff away from the base of the foundation. This can be done by installing splashblocks, or via buried lengths of non-perforated drainpipe that are connected to bubbler pots, sometimes known as pop-ups, that allow water to surface at the desired distance from the foundation.

The building has a fixed-lens, plastic, raised-curb-type skylight located on the North Slope.

The building has a metal multi-walled chimney vent that is housed in the framed chase at the side of the home that serves a wood stove in the living room.

An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

OBSERVATIONS:

The roof system flashings are a combination of plastic, rubber, galvanized steel, asphalt roofing and aluminum and were found at the plumbing vents, the vents, the skylights, the roof valleys, the roof to wall intersections and the base of chimney chase(s).

The roof is near the end of its expected service life at 19 years old.

The gutters should be cleaned at least twice a year and the caulking at joints and seams inspected and touched up at two-year intervals.

All gutters and downspouts were inspected and one or more was clogged with dirt, moss or debris. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

The skylight is a homemade-built in place type, and appear to be leaking or condensation has caused staining of finish wall areas and fungus/rot damage to the curb framing. Inspection and repair by an experienced reputable skylight installer is advised.

The chimney was examined and was found to need professional cleaning. Whether clean or not, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

Our inspectors are not required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

PLUMBING SYSTEM

In accordance with the NACHI standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Our inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

COMPONENT DESCRIPTION:

The plumbing system is connected to a municipal supply with a private waste system. The main water shut off was not found at the time of inspection. The service pipe to the house is 3/4-inch copper pipe. Supply plumbing is a combination of 1/2-inch and 3/4-inch copper pipe. The drain/waste plumbing is schedule 40 ABS plastic pipe. The main waste clean-out is located on the western exterior of the building.

Hot water for the residence is provided by a conventional storage tank with 50 gallons of capacity. The energy source for the hot water is electricity.

OBSERVATIONS:

The water heater is at or beyond the end of its expected service life. Since there is no way to predict when this unit could fail, we recommend having it replaced at the earliest opportunity, so as to prevent any damage that could occur as a result of a sudden rupture of this aging tank.

We tested the water pressure using a gauge and found it to be 60 lbs static pressure, at the time of inspection; this is standard for everyday usage.

Our inspectors are not required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We do not determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the NACHI standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Our inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

COMPONENT DESCRIPTION:

Electrical service to the home is via underground service lateral. The electrical meter is located on the north side of the residence. The service entrance conductor is aluminum. The main service entrance panel is a breaker system located in the garage. The panel is rated for 200 amps at 120/240 volts. The main disconnect is a 200 amp breaker type located inside the service entrance panel. The final service rating is 200 amps. The service grounding electrode conductor is a stranded copper ground located on the ufer ground.

The branch wiring is non-metallic sheathed cable (romex) type. It is copper wiring. Smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens.

OBSERVATIONS:

A representative number of fixtures, electrical outlets and switches were tested and found to be working properly.

There aren't any ground fault circuit interrupters (GFCI) in the building. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding.

There are one or more missing switch/plug covers that need to be replaced.

Our inspectors are not required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also not required to measure amperage draw, line voltage or ground impedance.

HEATING SYSTEM

In accordance with the NACHI standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Our inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

COMPONENT DESCRIPTION:

Wall mounted electric fan forced heaters are providing heat to all rooms of the residence.

OBSERVATIONS:

The normal sequence of operating modes was executed with no obvious defects noted.

The in-wall electric heaters are dirty. Since dirt in this type of heater can result in overheating and a risk of fire, we recommend having these units cleaned now and every six months thereafter.

Our inspectors are not required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also not required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

AIR CONDITIONING SYSTEMS

In accordance with the NACHI standards of practice pertaining to Air Conditioning Systems, Our inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.

COMPONENT DESCRIPTION:

We saw no evidence that any type of air conditioning or evaporative cooling system has ever been installed in this home; therefore no additional comments about a cooling system are necessary.

INTERIOR

In accordance with the NACHI standard of practice pertaining to Interiors, there is no requirement for the report to describe any interior components or finishes. Our inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

COMPONENT DESCRIPTION:

The interior wall and ceiling surfaces are conventional sheetrock. The primary floor coverings are carpeting, hardwood, sheet vinyl and vinyl tiles. The bathroom flooring is sheet vinyl. The kitchen floor is vinyl tiles.

The kitchen cabinets are face frame. The kitchen countertops are Formica type. The bathroom cabinets are face frame. The bathroom countertops are Formica type.

The windows are aluminum sash double glazed units. Most interior doors are composition, hollow core.

The garage doors are wood panel, sectional rollup style units. There are no automatic garage door openers present.

OBSERVATIONS:

There are minor wall blemishes in the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

There is damaged/missing door trimming around one or more doors in the home that needs to be repaired by a competent trim carpenter.

See attached structural pest WDO report about kitchen and master bath flooring.

Porcelain sinks at the main and master bathrooms are chipped and need to be replaced.

The mirrors in the main and master bathrooms have deteriorated and need to be replaced.

There are double-glazed window units that have failed seals at the back right bedroom and should be replaced. A failed seal only marginally affects the insulative characteristics of a windowpane, but the characteristic fogging between the glass can be unsightly and makes it difficult to see through a window. We recommend having a professional window installer repair all of the windows as necessary.

Doors are missing in the back left bedroom closet. We recommend replacement of doors by a licensed contractor.

We found the lower left overhead garage door panel is deteriorating from fungus/rot. This is typically caused by the lack of paint or poor painting practices. Repair will necessitate replacement/repair of at least the affected door panels and possibly the entire door. We recommend carefully priming and painting the door once repairs have been made.

The pedestrian door between the garage and the house is not fire rated and hasn't been fitted with a self-closing hinge. Installing a new fire rated door with a self-closing hinge is strongly recommended.

Our inspectors are not required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

ATTIC AREA AND ROOF FRAMING

COMPONENT DESCRIPTION:

The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used; therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or

certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

The building has one attic space. Access is gained through a ceiling hatch in the second floor master closet. The attic was inspected using a flashlight.

OBSERVATIONS:

There is no seal at the attic access hatch. This will result in some loss of energy as heated air from the home leaks into the attic space(s). It is recommended that the hatch be fitted with a tight-fitting seal.

Attics need to have adequate ventilation lest moisture-laden air that infiltrates from the home below is trapped, causing mold and mildew and leading to other issues that could eventually threaten the structural integrity of the home such as wood-destroying insects or rot.

The south roof has an open ceiling type two by joists that are hard to ventilate. It is recommended that a continua's ridge vent be installed for improved venting of this area.

It is recommended that attic ventilation be increased or improved to at least meet this minimum standard.

INSULATION AND VENTILATION

In accordance with the NACHI standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Our inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawl space) areas and mechanical ventilation systems, if present.

COMPONENT DESCRIPTION:

The attic floor insulation is blown-in. The insulation is 10 to 12 inches thick. This roof/attic configuration uses passive ventilation frieze intake vents consisting of screened holes drilled in the frieze blocks installed between the open rafter tails at the roof/wall intersection. There are conventional "jack" or "can" vents used near the ridge of this attic/roof assembly as exhaust vents. These vents enable air entering the roof/attic near the eaves to rise through convection toward the ridge and leave the roof envelope.

The crawlspace is insulated at the joist bays with fiberglass batt. The insulation measures 6 inches. The floor of the crawlspace is capped with a polyethylene plastic vapor barrier.

Under-house ventilation for this home consists of open-mesh vents that are left open year round. The crawlspace vents are through the foundation walls at the perimeter.

There are exhaust fans/devices located in all bathrooms and the kitchen.

OBSERVATIONS:

The crawl space vents were found to be open, clear and unobstructed, which is correct for year round in this region of the country.

One or more of the crawlspace vent screens was torn or missing. This is an unsatisfactory condition as it affords vermin access to the crawlspace. Vermin nesting in crawlspaces will ruin insulation, soil the crawlspace with unhealthy droppings and may do physical damage to wiring or structural members. It is recommended that any missing mesh be replaced with 1/4 in. galvanized wire mesh no less than 22 gauge thick.

The main bath exhaust fan is noisy or inoperative. Repair or replacement is recommended.

The kitchen fan has no filter/housing installed and needs to be repaired/serviced or replaced.

Our inspectors are not required to determine indoor air quality or disturb insulation or vapor retarders.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the standard of practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Our inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

COMPONENT DESCRIPTION:

There is a freestanding wood-burning stove with a metal exhaust flue located in the living room. Combustion air is supplied by scavenging room air. The fireplace has a metal and firebrick liner and a floor hearth.

OBSERVATIONS:

RECOMMENDED ACTION:

Cleaning and servicing is recommended by a certified chimney sweep.

Our inspectors are not required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, firescreens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

APPLIANCES

COMPONENT DESCRIPTION:

This inspection includes range, oven, refrigerator and dishwasher as requested.

The stove is a freestanding type electric range.

The oven is integral to the range electric.

The refrigerator is an electric over-under refrigerator/freezer.

The dishwasher is an under-counter type.

OBSERVATIONS:

RECOMMENDED ACTION:

Appliances inspected appeared to be functional at time of inspection.

Please note that this report is primarily a list of items for which we are suggesting improvement or repair. The good points and advantages of the house is not necessarily included.
Please feel free to call Rigney Home Inspections for any clarification.

Note: See attached Structural Pest Inspection.

Thank you for your business.

Yours truly,

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August 31, 2004

PHOTOS



Fungus/rot of master bedroom deck



Missing siding, no fascia to siding flashing



Fungus/rot in garage door



Fungus/rot in garage door jam/framing



Mildew in attic sheathing



Good water pressure at 60 lbs

New dryer vent cover needed



Yard slopes towards the footings



Moisture staining from pour siding flashing



Insulation in attic



Crawl space insulation and framing



Fungus/rot of sub floor under sliding door





ICN _____
WSDA INSPECTION CONTROL NUMBER
This report is not valid without the above number

Inspection Date: _____ File No: _____ Time: _____ Visit: # _____
Inspection Firm: _____
Address: _____
City: _____ State: _____ ZIP: _____ - _____
Phone: _____ Fax: _____ E-mail: _____
Structural Pest Inspector: _____ WSDA License # _____

Structure Inspected: _____ City: _____ State: _____ ZIP: _____ - _____

Clients Name: _____

NOTE: ONLY THE ABOVE NAMED CLIENT IS ENTITLED TO RELY ON THE CONTENTS OF THIS REPORT.

In accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

COMPLETE WOOD DESTROYING ORGANISM INSPECTION REPORT

SUMMARY OF FINDINGS

YES NO*

VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING INSECTS
VISIBLE EVIDENCE OF ACTIVE WOOD DECAY FUNGI
VISIBLE EVIDENCE OF DAMAGE BY WOOD DESTROYING ORGANISMS
VISIBLE EVIDENCE OF CONDITIONS CONDUCIVE TO WOOD DESTROYING ORGANISMS

*VISIBLE EVIDENCE OF INACTIVE; Carpenter Ants, Subterranean Termites, Anobiid Beetles, Moisture Ants, Dampwood Termites, Other Wood Boring Beetles, or past Water Events, remain(s). Neither the inspector nor the inspection firm shall be liable for any corrective actions required by future inspections as a consequence of this evidence. See the FINDINGS and DIAGRAM page(s) of, This report, Previous report(s) bearing the same ICN, for details

LIMITATION OF LIABILITY

The above inspecting firm and inspector endeavor to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. The inspecting firm will re-perform any services not meeting this standard without additional compensation. In any case, the inspecting firm's total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure. The inspecting firm will not be liable for any special, incidental, punitive or consequential damages, whether foreseen or unforeseen, regardless whether liability is based on breach of contract, breach of express or implied warranty, negligence, strict liability, tort or otherwise.

I have read and understand the above limitations and the Inspection Standards and authorize the above named inspection firm to conduct this inspection subject to the limitations and conditions therein.

Client's Signature: _____ Date: _____
This report is not valid until the Client who pays for the report signs and dates the form where provided to acknowledge the inspecting firms Limitation of Liability provided herein.

COMMENTS:

WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the WASHINGTON STATE PEST CONTROL ASSOCIATION

COMPLETE WOOD DESTROYING ORGANISM (WDO) INSPECTION REPORT.

This report is prepared from an inspection conducted by a Washington State Department of Agriculture licensed Structural Pest Inspector in accordance with Washington Administrative Code 16-228-2005 through 16-228-2045. Opinions contained herein are based on conditions visible and evident at the time of the inspection. This report does not warrant, represent, or guarantee that the structure reported on is free from evidence of WDOs, their damage, or conditions conducive to WDOs, nor does it represent or guarantee that the total damage, infestation, or infection is limited to that disclosed in this report.

II. INSPECTION PROCEDURES

The inspector shall make a thorough inspection, using accepted methods and practices, of the subject structure to render an opinion on the presence of or damage from WDOs as well as conditions conducive to such WDOs.

AREAS INSPECTED shall include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structure interior; accessible sub structural crawl space(s); garages, carports, and decks which are attached to the structure. Deck inspection shall include; railings, wooden steps, and accessible wooden surface materials, as well as, deck substructures which are accessible (those with at least a 5' soil to joist clearance or elevated decks which can be suitably reached using a 6' step ladder).

WOOD DESTROYING ORGANISMS shall include: subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot). The inspector will not assume any responsibility for WDOs that were not detected during their dormant season. When evidence of moisture ants, dampwood termites, wood infesting anobiids, or wood decay fungi is detected during a complete WDO inspection, the inspector must identify and report the condition(s) conducive to such infestations. It must be stated in the report that such infestations may be eliminated by removal of all infested wood and correction of any contributing conducive conditions.

CONDUCTIVE CONDITIONS, as determined by the inspector, shall include, but not be limited to: inadequate clearance, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawl space, failed caulking or grout in water splash areas, and/or restricted or non-functioning gutter systems.

III. LIMITATIONS OF INSPECTIONS.

The inspecting firm shall not be held responsible by any party for any condition or consequence of WDOs, which is beyond the scope of this inspection. The scope, defined in section II. INSPECTION PROCEDURES is limited as follows;

(a) **INACCESSIBLE AREAS:** Certain areas of a structure, which are inaccessible by their nature, may be subject to infestation by WDOs yet cannot be inspected without excavation or unless physical obstructions are removed. Such areas include, but are not limited to: wall voids, spaces between floors; substructures concealed by sub-floor insulation or those with inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.

(b) **ROOF SYSTEMS AND ATTIC AREAS:** Roof systems, roof covering, and attic areas are excluded from this report. This report may note, at the discretion of the inspector, visual evidence of infestation and/or infections of WDOs in the portions of the eaves that are visible and accessible from the ground. No opinion is rendered nor guarantee implied concerning the watertight integrity, the condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of (a) component(s) of the roof system or attic space(s) shall not imply an extension to the scope of this inspection. If a more qualified opinion is desired, the services of a licensed roof system professional should be obtained.

(c) **SHEDS AND OUTBUILDINGS:** Sheds, garages, carports, decks, or other structures, which are not attached to the main structure by roof system or foundation, are excluded from this report unless specifically requested and noted. The inspecting firm reserves the right to charge additionally to inspect any unattached structures.

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

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

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

(g) **REMAINING EVIDENCE:** In certain situations, it may not be practical to eliminate all evidence of previous WDO activity (e.g., carpenter ant frass, insect parts, or subterranean termite scaling), or evidence of conducive conditions, (e.g. water staining). Although noted, this evidence may remain after corrections have been made or if it is the inspector's opinion that evidence is from inactive WDOs and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

IV. REPORTS The inspecting firm shall not issue any complete wood destroying organism inspection report unless a Washington State Department of Agriculture licensed structural pest inspector from that firm has made a careful and thorough inspection of the structure in conformance with and subject to the limitations within these standards. Reports shall include a diagram and a description of the findings to help identify locations of the findings as well as inaccessible areas not identified in III (a) of these standards.

V. WORK RECOMMENDATIONS AND TREATMENTS

(a) **NO WARRANTIES OF CORRECTIVE WORK:** Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance with any applicable building codes, nor the suitability for use of any repairs, corrections, or treatments recommended within this report. Compliance with Washington State pesticide application laws and applicable building codes (current revisions) is the responsibility of the property owner and those performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded, and qualified professionals providing warranted services.

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

NOTE: The Washington State Pest Control Association (WSPCA), as a service to inspection firms, has developed this form and these Standards of Practice. By doing so, the WSPCA does not certify that the inspecting firm is a member of the WSPCA or that the inspector is qualified to perform the inspection. The WSPCA shall not be a party to any claim or action by the buyer, seller, or other interested party against the inspection firm solely by reason of making this report form and these Standards of Practice available for use.



FINDINGS

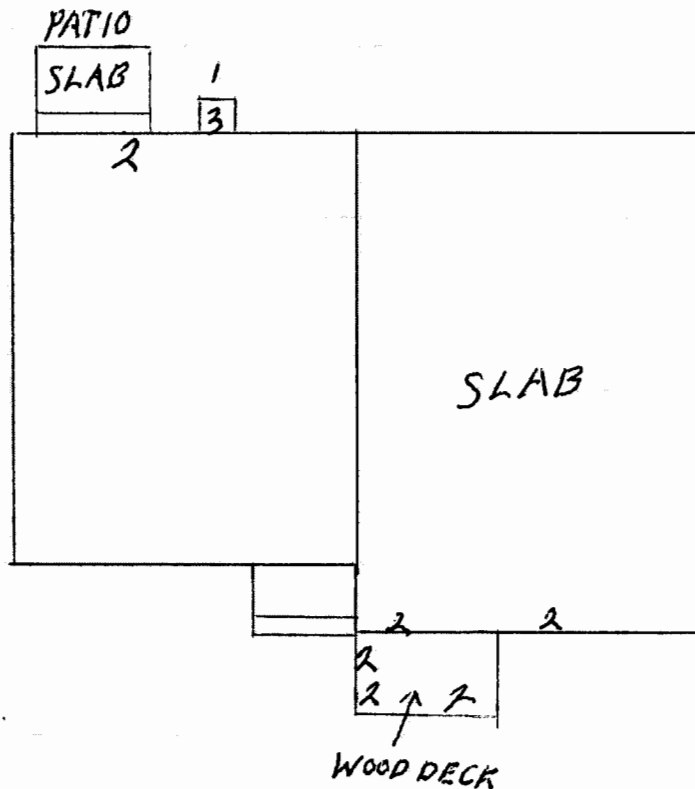
Address of Structure Inspected _____ City _____ State _____ ZIP _____ - _____

NOTE: The owner(s) and/or persons performing any work relative to these findings must ensure that all construction work performed meets the standards of good construction practices and materials as provided for in any and all applicable building codes (current revisions). Pest control measures must be performed by Washington State licensed applicators in conformance with all federal, state, and local laws. Nothing contained herein shall prevent the inspecting firm from assessing charges for each additional inspection.

Sketch (Not to scale)

DIAGRAM

FILE NO. 10453



RIGNEY PEST CONTROL Tacoma 253 474-3515 Olympia 360 456-4000 (www.rigneyhomeinspections.com)

(Number in box represents area on diagram) FRONT

Check If Included on Diagram		
WDO'S	CONDUCTIVE CONDITIONS	OTHER ELEMENTS
AB - Anobiid Beetles	BG - Bare Ground	CSA - Crawl Space Access
CA - Carpenter Ants	CD - Conductive Debris	IV - Inadequate Ventilation
DT - Dampwood Termites	EW - Earth to Wood Contact	LC - Landscape Clearance
MA - Moisture Ants	EM - Excessive Moisture	PL - Plumbing Leak
OB - Other wood infesting beetles	FC - Failed Caulking	SB - Missing Splash Block
2 RF - Rot Fungus	IC - Inadequate Clearance	SW - Standing Water
ST - Subterranean Termites	RG - Restricted Gutters	VC - Vegetation Contact
		IA - Inaccessible Area
		RE - Remaining Evidence
		RJ - Rim Joist
		FV - Foundation Vent
		SC - Support Column
		SF - Sub-Floor
		SP - Sill Plate

Elements may be combined, (ie. CA/RE would indicate remaining Carpenter Ant evidence, SW/RE would indicate evidence of past standing water)