

Watermeade Valley Home Inspection

Property Inspection Report



21907 Oak St., Spanaway, WA 98381
Inspection prepared for: Barney Rubble
Real Estate Agent: Maybelline Agent - Acme Real Estate Co.

Date of Inspection: 12/1/2013 Time: 11:30 AM
Age of Home: 1996 Size: 1921 square feet
Weather: rainy and cool
Washington State Department of Agriculture ICN 7654BH01x

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Report Introduction

Thank you for the opportunity to conduct this inspection for you! We have completed the report; it is attached here.

We have assembled our more significant findings into the summary. That section follows this introduction. It will give you a snapshot of some of our findings, but please read the entire report as much more information is included. Then please feel comfortable calling us after you have reviewed the report so that we can go over any questions you might have.

This report is based on an inspection of the visible portions of the structure and may be limited by vegetation, personal possessions, or building components.

Homes are built to the building code that existed at the time of construction. Codes have changed considerably over time; therefore this is in no way a 'code inspection'. Rather, we focus on safety and functionality and not on codes or cosmetics.

We recommend that any work called for by this report be completed by licensed contractors. If someone other than you coordinates the work, we recommend that you confirm the work was done by a licensed contractor. We are happy to come back to the house specifically to review the completion of work called for in this report at no additional charge. We also recommend that you or your representative conduct a final walk-through inspection prior to closing.

Finally, make note that this report is a specific snapshot in time and is not intended to be predictive. It is intended only for the use of the client named on the cover of this report and is not intended to be used by any other person or party. No other person or party has the right to rely on this report, and anyone sharing this report with third parties accepts any and all liability for any statements made or not made in this report.

Report Summary

The summary below is a list of potentially significant findings. These findings might be a safety hazard, an expensive deficiency, or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report. Please review all of the pages of the report as this summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesperson or professional; we recommend obtaining a copy of all receipts, warranties and permits for any work coordinated by the current owner.

| Building Exterior | | |
|-------------------|------------------|---|
| Page 5 Item: 1 | Siding Condition | <ul style="list-style-type: none"> This home is clad with composition wood fiber siding. Many brands of this type of siding are known to deteriorate and fail prematurely because of moisture. Failure is typically seen as swelling, cracking, and delamination, especially at the bottom edges. Some of this home's siding is showing moderate signs of deterioration. We recommend that a qualified contractor evaluate and replace siding as necessary. |
| Kitchen | | |
| Page 12 Item: 6 | Stove Top | <ul style="list-style-type: none"> This free-standing range does not have a functioning anti-tip bracket. This can result in the unit falling over and potentially injuring someone. It can be a significant safety issue; we recommend having a functioning anti-tip bracket installed by a licensed contractor. For more information, refer to www.aham.org/consumer/ht/d/sp/i/2319. |
| Bedrooms | | |
| Page 22 Item: 2 | CO Detector | <ul style="list-style-type: none"> No CO detector was observed at the time of inspection. This is a safety issue; CO detectors should be installed on every floor and outside of every sleeping area. |
| Electrical | | |
| Page 28 Item: 4 | Service Panel | <ul style="list-style-type: none"> There is a 50-amp wired breaker hanging loose in the electrical panel. With the cover on, the breaker cannot be seen. It is not attached to the buss bar; it cannot be determined if it is energized or not. This is a safety issue; we recommend having a licensed electrician assess and make repairs as necessary. |
| Heat/AC | | |
| Page 29 Item: 1 | Heat | <ul style="list-style-type: none"> The furnace and hot water heater have been enclosed by retrofitted walls. There is an opening in the wall that allows for air flow and furnace filter changes, but there is no possibility of having this furnace serviced, and we were not able to open, inspect or capture model/serial numbers. It is excluded from this inspection. We recommend a wide doorway be created by a licensed contractor to allow furnace servicing and eventual replacement. |
| Page 29 Item: 5 | Venting | <ul style="list-style-type: none"> This home originally had a gas-fired tank water heater installed. When the changeover to a tankless system was made, the original metal vent pipe was simply abandoned. It joins the furnace metal vent pipe at a 'Y' joint. This is a significant safety issue; if the vent pipe downstream of the joint becomes blocked in any way, the furnace will expel CO gas directly into the home. This must be reviewed and repaired by a licensed HVAC contractor. |

Inspection Details

1. Weather

General Information

- The weather at the time of the inspection was raining and cool.
- The air temperature at the time of the inspection was approximately 40 degrees.

2. Orientation

Orientation

- For the purpose of identifying locations during the inspection, the front of the home will be referred to as facing West.

3. Attendance

In Attendance:

- The clients were present at the inspection.
- The buyer's agent was present at the inspection.

4. Home Type

Home Type:

- The home is:
 - detached
 - a single family home
 - 2 story

5. Occupancy

Occupancy:

- The home is:
 - occupied
- The utilities were on at the time of inspection.
- Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Such items are excluded from this inspection report.

Grounds

1. Driveway Condition

Materials:

- A concrete driveway was noted.

Observations:

- No deficiencies or problems were observed with the driveway.

2. Walkways

Materials:

- Concrete walkways were noted.

Observations:

- No deficiencies or problems were observed with the walkways.

3. Grading

Observations:

- No deficiencies or problems were observed with the property grading.

4. Vegetation Observations

Observations:

- No deficiencies or problems were observed with the home's vegetation.

5. Porch Condition

Materials:

- The porch surface material is concrete.

Observations:

- No deficiencies or problems were observed with the porch.

6. Patio Condition

Materials:

- The patio top surface is concrete.

Observations:

- The patio appeared functional at the time of the inspection.
- There is minor cracking of the patio surface; no action is recommended.

Building Exterior

1. Siding Condition

Materials:

- The home has composition wood fiber clapboard siding.
- The home has composition wood fiber panel siding.

Observations:

• There was siding in contact - or in close proximity - to soil. This is a conducive condition for wood destroying organisms. We recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

• This home is clad with composition wood fiber siding. Many brands of this type of siding are known to deteriorate and fail prematurely because of moisture. Failure is typically seen as swelling, cracking, and delamination, especially at the bottom edges. Some of this home's siding is showing moderate signs of deterioration. We recommend that a qualified contractor evaluate and replace siding as necessary.



siding beginning to fail



deteriorated siding



siding in close proximity to the ground

2. Window Condition

Observations:

- The exterior of the windows appeared functional and operational at the time of the inspection.
- No flashing was observed over the exterior window frames. This can lead to water intrusion and possible structural damage. Caulking is a temporary fix requiring annual maintenance. We recommend that a licensed contractor review and install proper flashing as necessary.

3. Exterior Doors

Observations:

- The exterior doors appeared functional and operational at the time of the inspection.
- No flashing was observed over the exterior door frames. This can lead to water intrusion and possible structural damage. Caulking is a temporary fix requiring annual maintenance. We recommend that a licensed contractor review and install proper flashing as necessary.
- The screen door on the rear/east side of the home is damaged. It should be replaced.

4. Eaves, Fascia, Soffits, and other Trim

Observations:

- Some areas of the eaves, fascia, soffits, and door and window trim have worn, cracked, or blistered paint. In order to protect the trim, the areas in question should be scraped, primed and painted. In addition, all caulked areas should be refreshed before painting.



paint failing

5. Perimeter Foundation

Materials:

- This home has a crawl space.
- The visible perimeter foundation is concrete.

Observations:

- No deficiencies or problems were observed with the visible perimeter foundation.
- Minor common cracking was observed.

6. Electric Meter

Materials:

- The electric service meter is on the north side of the home.

Observations:

- No deficiencies or problems were observed with the electric service meter.

7. Main Gas Valve Condition

Materials:

- The main gas valve is on the north side of the home.

Observations:

- No deficiencies or problems were observed with the main gas valve.

8. Exterior Faucet Condition

Location:

- There is a hose bib on the east side of the house.
- There is a hose bib on the west side of the house.

Observations:

- No deficiencies or problems were observed with the hose bibs.

9. Exterior Electrical

Observations:

- No deficiencies or problems were observed with the exterior electrical system.

10. Exterior GFCI Protection

Observations:

- No deficiencies or problems were observed with the exterior GFCI outlets.

Roof

1. Roof

Materials:

- This roof has an approximate 8/12 pitch.
- This home has a hipped roof.
- This roof has composition shingles.

Observations:

- The roof was not traversed because in the inspector's opinion it could not be traversed safely.
- The roof was inspected from the eaves.
- The roof was inspected from the ground.
- The roof was inspected from windows.
- The roof appeared functional at the time of the inspection.
- There were a few torn shingles observed at a side wall junction. A roofing contractor should review and repair as necessary.



missing shingles at sidewall junction

2. Flashing

Observations:

- There does not appear to be any drip edge flashing installed. This can lead to roof deck decay; we recommend it be installed the next time the home is roofed.
- No deficiencies or problems were observed with the valley flashing.
- No deficiencies or problems were observed with the pipe/stack flashing.
- No deficiencies or problems were observed with the chimney flashing.
- No deficiencies or problems were observed with the sidewall flashing.
- There is no kick-out flashing installed at the lower edge of the roof/sidewall juncture. This can lead to water damage below that juncture; we recommend that a licensed roofing contractor install the missing flashing.

3. Chimneys/Vents

Observations:

- No deficiencies or problems were observed with the chimney and vents.

4. Gutters

Observations:

- The gutters are aluminum.
- Significant amounts of debris was observed in the gutters. This can lead to clogs and overflows, resulting in possible fascia and soffit damage and water accumulating around the structure. They should be cleaned out now and checked at least twice a year to prevent future problems.
- There were several areas - gutter/downspout joints and interior corners - that showed evidence of leaking. We recommend having a licensed gutter contractor review for repair and/or replacement.
- There is an added storage area on the rear/east side of the home whose roof does not have a gutter installed. This is causing splashing onto the siding and will greatly accelerate siding deterioration.
- Several gutters are full of water. This would suggest that they are either plugged or sloped in the wrong direction. We recommend they be cleaned and then possibly re-sloped.



leaking gutter



missing gutter causing splashing



gutter full of water and debris



gutter full of water

5. Downspouts

Observations:

- The downspouts are aluminum.
- No deficiencies or problems were observed with the downspouts.

Attic

1. Access

Observations:

- The attic access was located in the garage and in the master bedroom closet.
- Access to the attic in the garage was blocked by personal belongings and could not be inspected. It is excluded from this inspection.
- The attic was not traversed because in the opinion of the inspector it was not safe to do so.
- The attic was not traversed so as not to disturb and/or compress the insulation.

2. framing

Materials:

- The roof is framed with trusses.

Observations:

- No deficiencies or problems were observed with the roof framing.

3. Roof Sheathing

Materials:

- The roof framing is sheathed with OSB.

Observations:

- No deficiencies or problems were observed with the roof sheathing.

4. Insulation

Materials:

- There was loose fiberglass fill insulation observed.
- The R-value of loose fill cellulose and/or mineral wool insulation is R-3.2 to 3.8 per inch, while loose fill fiberglass has an R-value of R-2.2 to 2.7 per inch. The Washington State Energy Code (WSEC) requires that all attics be insulated to R-38. Using the known R values per inch of each type of insulation, we know that to install R-38 you need from 10 to 12 inches of cellulose and 14 to 17 inches of fiberglass.
- The observed insulation averages 8 - 10 inches in depth.

Observations:

- The attic insulation appeared functional at the time of the inspection.
- Some of the insulation has been moved and/or compressed by work being done in the attic. We recommend it be smoothed over.

5. Ventilation

Materials:

- There were gable vents observed.
- There were fixed roof-field vents observed.

Observations:

- No deficiencies or problems were observed with the attic ventilation.

6. Duct Work

Observations:

- There is no ductwork visible in the attic.

7. Vents

Materials:

- Plastic plumbing vents are present.
- Flexible hose exhaust vents are present.

Observations:

- The plumbing vent pipe is leaking. It should be repaired by a licensed plumber.



leaking plumbing vent line

Kitchen

1. Sinks

Observations:

- No deficiencies or problems were observed with the sink.
- No deficiencies or problems were observed with the supply lines and faucets.
- No deficiencies or problems were observed with the drains.

2. Garbage Disposal

Observations:

- No deficiencies or problems were observed with the disposal.

3. Countertops/Backsplash

Materials:

- The countertops are plastic laminate.
- The backsplashes are wood.

Observations:

- No deficiencies or problems were observed with the countertops or backsplashes.

4. Cabinets

Observations:

- The cabinets appeared functional and in satisfactory condition at the time of the inspection.

5. Dishwasher

Observations:

- Brand: Frigidaire
- Model #: PLD4375RFC0
- Serial #: TH63864372
- The serial number indicates that this appliance was manufactured in September of 1996 or 2006.
- The dishwasher appears to be an older unit (appliance service life is generally estimated to be 10-15 years) and may be at or near the end of its useful life.
- The dishwasher appeared functional and operational at the time of the inspection.
- The dishwasher had items in it and was not tested. It is excluded from this inspection.

6. Stove Top

Observations:

- Brand: General Electric
- Model #: J BP25G V2WW
- Serial #: HR221732G
- The serial number indicates that this appliance was manufactured in May of 1996 or 2008.
- This range appears to be an older unit (appliance service life is generally estimated to be 10-15 years) and may be at or near the end of its useful life.
- This range's top burners are electric.
- The range appeared functional and operational at the time of the inspection.
- **This free-standing range does not have a functioning anti-tip bracket. This can result in the unit falling over and potentially injuring someone. It can be a significant safety issue; we recommend having a functioning anti-tip bracket installed by a licensed contractor. For more information, refer to www.aham.org/consumer/ht/d/sp/i/2319.**

7. Oven/Broiler

Observations:

- This oven is an electric unit.
- The oven appeared functional and operational at the time of the inspection.

8. Combination Vent/Microwave

Observations:

- Brand: LG Electronics
- Model #: LMV1680ST /01
- Serial #: 109TABNC1509
- The data plate indicates that this appliance was manufactured in September of 2011.
- The vent is a recirculating type, venting to the indoors. This can lead to a build up of moisture; we recommend it be converted to an exterior vent by a licensed contractor.
- The vent function appeared functional and operational at the time of the inspection.
- The microwave appeared functional and operational at the time of the inspection.

9. Refrigerator

Observations:

- Brand: Kenmore
- Model #: 106.58516800
- Serial #: HRW3150183
- The serial number indicates that this appliance was manufactured in July of 2008.
- No deficiencies or problems were observed with the refrigerator.

10. Electrical

Observations:

- No deficiencies or problems were observed with the kitchen's electrical system.

11. GFCI

Observations:

- No deficiencies or problems were observed with the kitchen's GFCI outlets.

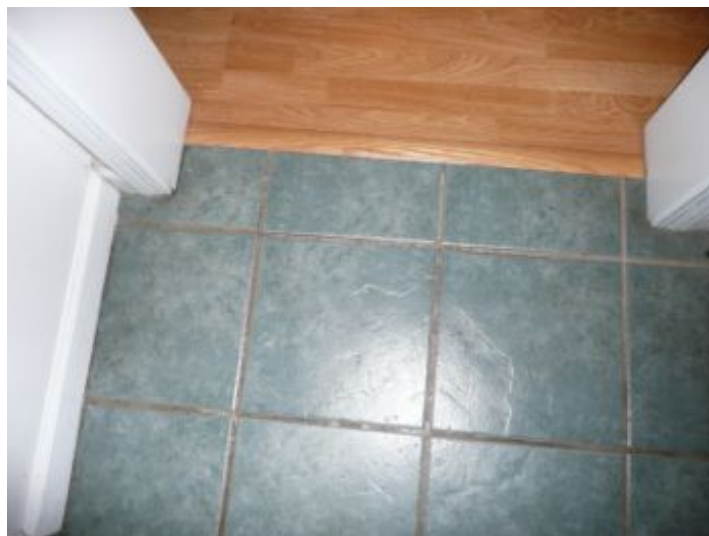
12. Floor Condition

Materials:

- The kitchen has tile flooring.

Observations:

- The flooring in the kitchen appeared functional at the time of the inspection.
- There are areas of flooring where the grout has broken out. It was not possible to determine the reason; we recommend the areas be regouted.



missing grout

13. Wall & Ceiling Condition

Materials:

- The walls are drywall.
- The ceiling is drywall.

Observations:

- No deficiencies or problems were observed with the walls.
- No deficiencies or problems were observed with the ceiling.

14. Window Condition

Materials:

- The windows are vinyl framed.
- Sliding windows were observed.
- Insulated glass was observed.

Observations:

- The kitchen window has a broken lock and could not be opened. It should be repaired.

Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to inspect. Leaks and airborne moisture can cause multiple problems. We attempt to identify as many issues as possible, but some problems may be undetectable due to problems within the walls or under the flooring.

1. Sinks

Observations:

- The sink appeared functional and operational at the time of the inspection.
- No deficiencies or problems were observed with the supply lines and faucets.
- The sink stopper would not fully engage and is not capable of holding water. It should be repaired.

2. Countertops/Backsplash

Materials:

- The countertops are plastic laminate.
- The backsplashes are wood.

Observations:

- No deficiencies or problems were observed with the countertops or backsplashes.

3. Cabinets

Observations:

- No deficiencies or problems were observed with the cabinets.

4. Mirrors

Observations:

- No deficiencies or problems were observed with the bathroom mirror.

5. Tub/Shower

Materials:

- The one-piece tub/shower combination is plastic.

Observations:

- No deficiencies or problems were observed with this one-piece tub/shower combination.
- Stains were observed on the tub that may not be cleanable.
- The tub/shower faucet appeared functional and operational at the time of the inspection.
- The faucet caulking appears to have deteriorated. The faucet should be resealed to the shower wall.



faucet in need of caulk

6. Toilets

Observations:

- No deficiencies or problems were observed with the toilet.

7. Exhaust Fan

Observations:

- No deficiencies or problems were observed with the bath fan.

8. Heating

Observations:

- We observed heating/cooling vents in the room, indicating a source of heat.

9. Electrical

Observations:

- No deficiencies or problems were observed with the bathroom's electrical system.

10. GFCI

Observations:

- No deficiencies or problems were observed with the bathroom's GFCI outlets.
- It should be noted that GFCI protection for this bathroom is provided by the GFCI plug in the downstairs hall bathroom.

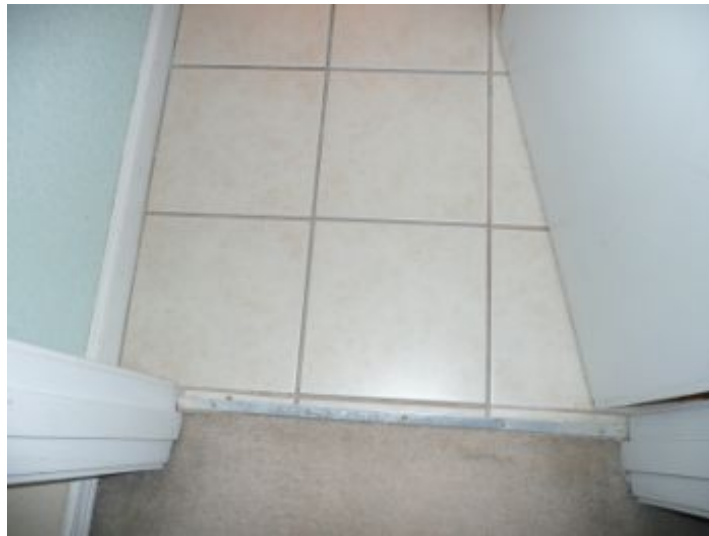
11. Floor Condition

Materials:

- The bathroom has tile flooring.

Observations:

- Damaged grout was observed; we suggest regrouting as necessary.



missing grout

12. Wall & Ceiling Condition

Materials:

- The walls are drywall.
- The ceiling is drywall.

Observations:

- No deficiencies or problems were observed with the walls.
- No deficiencies or problems were observed with the ceiling.

13. Window Condition

Materials:

- The windows are vinyl framed.
- Single hung windows were observed.
- Insulated glass was observed.

Observations:

- No deficiencies or problems were observed with the windows.

14. Doors

Observations:

- No deficiencies or problems were observed with the bathroom doors.
- There is no doorstop installed; we recommend one be installed to avoid wall damage.

Bathroom

1. Sinks

Observations:

- No deficiencies or problems were observed with the sink.
- No deficiencies or problems were observed with the supply lines and faucets.
- The stopper on this sink does not currently work. It should be repaired.

2. Countertops/Backsplash

Materials:

- The countertops are plastic laminate.
- The backsplashes are wood.

Observations:

- The countertops and backsplashes appeared functional and in satisfactory condition at the time of the inspection.
- There appears to be some caulking failure at the juncture of the countertop and backsplash. We recommend the caulking be renewed.

3. Cabinets

Observations:

- No deficiencies or problems were observed with the cabinets.

4. Mirrors

Observations:

- No deficiencies or problems were observed with the bathroom mirror.

5. Tub/Shower

Materials: The tub appears to be fiberglass.

The shower walls are plastic.

Observations:

- No deficiencies or problems were observed with the tub.
- No deficiencies or problems were observed with the shower walls.
- No deficiencies or problems were observed with the tub/shower faucet.
- No deficiencies of problems were observed with the shower doors.

6. Toilets

Observations:

- No deficiencies or problems were observed with the toilet.

7. Exhaust Fan

Observations:

- No deficiencies or problems were observed with the bath fan.

8. Heating

Observations:

- We observed heating/cooling vents in the room, indicating a source of heat.

9. GFCI

Observations:

- No deficiencies or problems were observed with the bathroom's GFCI outlets.
- It should be noted that GFCI protection to this bathroom's outlet is provided by the GFCI plug in the downstairs bathroom.

10. Floor Condition

Materials:

- The bathroom has tile flooring.

Observations:

- There is a chip in the floor tile at the entrance to the bathroom.



crack in floor

11. Wall & Ceiling Condition

Materials:

- The walls are drywall.
- The ceiling is drywall.

Observations:

- No deficiencies or problems were observed with the walls.
- No deficiencies or problems were observed with the ceiling.

12. Window Condition

Materials:

- The windows are vinyl framed.
- Single hung windows were observed.
- Insulated glass was observed.

Observations:

- No deficiencies or problems were observed with the windows.

13. Doors

Observations:

- No deficiencies or problems were observed with the bathroom doors.

Partial Bath

1. Sinks

Observations:

- No deficiencies or problems were observed with the sink.
- No deficiencies or problems were observed with the supply lines and faucets.
- No deficiencies or problems were observed with the drains.

2. Mirrors

Observations:

- No deficiencies or problems were observed with the bathroom mirror.

3. Shower

Observations:

- The one-piece shower appeared functional and operational at the time of the inspection.
- No deficiencies or problems were observed with the shower faucet.

4. Toilets

Observations:

- No deficiencies or problems were observed with the toilet.

5. Exhaust Fan

Observations:

- No deficiencies or problems were observed with the bath fan.

6. Heating

Observations:

- We observed heating/cooling vents in the room, indicating a source of heat.

7. Electrical

Observations:

- No deficiencies or problems were observed with the bathroom's electrical system.

8. GFCI

Observations:

- No deficiencies or problems were observed with the bathroom's GFCI outlets.

9. Floor Condition

Materials:

- The bathroom has tile flooring.

Observations:

- No deficiencies or problems were observed with the flooring in the bathroom.

10. Wall & Ceiling Condition

Materials:

- The walls are drywall.
- The ceiling is drywall.

Observations:

- No deficiencies or problems were observed with the walls.
- No deficiencies or problems were observed with the ceiling.

11. Window Condition

Materials:

- The windows are vinyl framed.
- Fixed windows were observed.
- Insulated glass was observed.

Observations:

- No deficiencies or problems were observed with the windows.

12. Doors

Observations:

- No deficiencies or problems were observed with the bathroom doors.
- The bathroom door is damaged and should be repaired and/or replaced.

Bedrooms

The main area of inspection in the bedrooms are the structural and safety systems. This means that all walls, ceilings and floors will be inspected. Windows will be inspected for emergency egress purposes, and the presence of smoke detectors will be noted. Personal items in the bedroom may prevent all areas from being inspected as we will not move personal items.

1. Smoke Detectors

Observations:

- The smoke detectors were not tested and are excluded from this inspection.
- Smoke detectors were present in the bedrooms.
- Smoke detectors, regardless of whether they have gone off or not, should be replaced at least every ten years. If the age of the detectors in the home cannot be verified, we recommend you replace all of them before occupying the home.
- Smoke alarm placement is important. For recommendations from the National Fire Safety Association, visit <http://www.nfpa.org/itemDetail.asp?categoryID=1648&itemID=39907&URL=Safety%20Information/For%20consumers/Fire%20&%20safety%20equipment/Smoke%20alarms/Installation%20and%20maintenance%20tips>
- We recommend you test smoke detectors monthly and replace the batteries annually.

2. CO Detector

Observations:

- The state of Washington now requires all current home owners to install CO detectors before a home can be sold. There needs to be at least one on each floor and one outside of each sleeping area. Detectors should be located according to the instructions included with the specific unit. In general, detectors should not be within 15-20 feet of any furnace or fuel burning heat source and should not be placed in or near humid areas, such as bathrooms. They should not be placed in areas where they will be damaged by children or pets, concealed behind curtains or other obstructions, or where they will be in direct sunlight or in areas subject to temperature extremes. Alarms may not function as designed if installed near ceiling fans, heat vents, air conditioners, fresh air returns, or open windows, or within 4" of any intersecting wall or ceiling.
- We recommend you test CO detectors monthly and replace the batteries annually.
- **No CO detector was observed at the time of inspection. This is a safety issue; CO detectors should be installed on every floor and outside of every sleeping area.**

3. Window Condition

Materials:

- The windows are vinyl framed.
- Sliding windows were observed.
- Insulated glass was observed.

Observations:

- Every bedroom must have at least one operable window that can function as an emergency and rescue opening. This window must have a minimum net clear opening height of 24" and a minimum net clear opening width of 20". The window opening must be a minimum 5.7 net square feet, unless it opens at grade, in which case it must be a minimum 5 net square feet. In addition, the window opening should begin no more than 44" from the finish floor.
- These bedrooms have at least one window that meets egress requirements.
- No deficiencies or problems were observed with the bedroom windows.

4. Electrical

Observations:

- No deficiencies or problems were observed with the bedroom's electrical system.

5. Closets

Observations:

- One of the bedroom's closet door is binding on the flooring and should be adjusted/trimmed.
- Several of the sliding closet doors were not contained at their bottom edges, allowing them to swing freely in and out. This can damage the doors; we recommend stops be installed to keep them from swinging.

6. Floor Condition

Materials:

- The bedrooms have carpet flooring.

Observations:

- The flooring in the bedrooms appeared functional at the time of the inspection.

7. Wall & Ceiling Condition

Materials:

- The walls are drywall.
- The ceiling is drywall.

Observations:

- No deficiencies or problems were observed with the walls.
- No deficiencies or problems were observed with the ceilings.

8. Doors

Observations:

- The bedroom doors appeared functional and operational at the time of the inspection.
- One of the bedroom's door stop is missing and we recommend this be rectified to avoid wall damage.
- The master bedroom door has a large hole in it. We recommend it be replaced.



broken door

Other Interior Spaces

1. Window Condition

Materials:

- The windows are vinyl framed.
- Single hung windows were observed.
- Sliding windows were observed.
- Fixed windows were observed.

Observations:

- No deficiencies or problems were observed with the windows.

2. Electrical

Observations:

- No deficiencies or problems were observed with the electrical system.

3. Closets

Observations:

- No deficiencies or problems were observed.

4. Floor Condition

Materials:

- The interior spaces have tile flooring.
- The interior spaces have laminate flooring.
- The interior spaces have carpet flooring.

Observations:

- The flooring appeared functional at the time of the inspection.

5. Wall & Ceiling Condition

Materials:

- The walls are drywall.
- The ceiling is drywall.

Observations:

- No deficiencies or problems were observed with the walls.
- No deficiencies or problems were observed with the ceiling.

6. Fireplace

Materials:

- There is a wood burning stove insert.

Observations:

- The National Fire Protection Association (www.nfpa.org) advises that each chimney, regardless of fuel used, receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/PressRoom/PressReleases/003Levels/tabid/76/Default.aspx. We recommend that you have this inspection conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- The fireplace damper lever will not completely close the damper. It remains open and for energy efficiency reasons should be fixed/adjusted so that the damper can close.
- This chimney should be cleaned before it is used.



damper not fully closing

7. Exterior Door

Materials:

- The exterior door is steel.
- There is a vinyl sliding door.

Observations:

- The exterior door appeared functional and operational at the time of the inspection.
- The handle for the sliding door is loose. It should be tightened/adjusted.

8. Stairs

Observations:

- No deficiencies or problems were observed with the stairs.

9. Door Bell

Observations:

- No deficiencies or problems were observed with the door bell.

Laundry

1. Wash Basin

Observations:

- No deficiencies or problems were observed with the sink.
- No deficiencies or problems were observed with the supply lines and faucets.
- No deficiencies or problems were observed with the drains.

2. Countertops/Backsplash

Materials:

- The countertops are plastic laminate.
- The backsplashes are tile.

Observations:

- The countertops and backsplashes appeared functional at the time of the inspection.

3. Cabinets

Observations:

- No deficiencies or problems were observed with the cabinets.

4. Washer

Observations:

- Brand: Kenmore
- Model #: 110.20712990
- Serial #: CK 1490541
- The serial number indicates that this appliance was manufactured in April of 2000.
- The washer appeared functional and operational at the time of the inspection.
- The washing machine had items in it and was not tested. It is excluded from this inspection.

5. Dryer

Materials:

- An electric dryer is present.

Observations:

- Brand: Kenmore
- Model #: 110.60712990
- Serial #: MK1632765
- The serial number indicates that this appliance was manufactured in April of 2000.
- The dryer appeared functional and operational at the time of the inspection.
- The clothes dryer had items in it and was not tested. It is excluded from the inspection.

6. Dryer Vent

Observations:

- The dryer vent pipe is a vinyl or foil accordion-type flexible duct. The U.S. Consumer Product Safety Commission considers these ducts to be a fire hazard. We recommend that this duct be replaced with a rigid or corrugated semi-rigid metal duct.
- For dryer vent safety information, refer to <http://www.cpsc.gov/CPSCPUB/PUBS/5022.pdf>
- The dryer vent on the outside of the home appears to be broken.

7. Electrical

Observations:

- No deficiencies or problems were observed with the laundry's electrical system.

8. Exhaust Fan

Observations:

- No exhaust fan was observed, and we recommend an exhaust fan be installed for proper ventilation and moisture control.

9. Floor Condition

Materials:

- The laundry has tile flooring.

Observations:

- No deficiencies or problems were observed with the flooring in the laundry.

10. Wall & Ceiling Condition

Materials:

- The walls are drywall.
- The ceiling is drywall.

Observations:

- No deficiencies or problems were observed with the walls.
- No deficiencies or problems were observed with the ceiling.

11. Window Condition

Materials: The windows are aluminum framed. • Fixed windows were observed. • Insulated glass was observed.

Observations:

- The laundry windows appeared functional and operational at the time of the inspection.

Electrical

1. Main Service

Materials:

- The main service lateral is underground.

Observations:

- No deficiencies or problems were observed with the home's electrical service.

2. Amperage

Observations:

- This home has 200 amp service.

3. Voltage

Observations:

- This home has 120/240 volt service.

4. Service Panel

Materials:

- The main service panel is located in the garage.
- The service panel utilizes breakers.
- The service entrance wires are aluminum.
- The branch circuit wires are copper.

Observations:

- There is a 50-amp wired breaker hanging loose in the electrical panel. With the cover on, the breaker cannot be seen. It is not attached to the buss bar; it cannot be determined if it is energized or not. This is a safety issue; we recommend having a licensed electrician assess and make repairs as necessary.



floating 50 amp breaker

Heat/AC

1. Heat

Materials:

- The home has forced air heat.
- The home utilizes natural gas as its heating energy source.
- The furnace is medium efficiency.
- The forced air heat is down draft.

Observations:

- The furnace and hot water heater have been enclosed by retrofitted walls. There is an opening in the wall that allows for air flow and furnace filter changes, but there is no possibility of having this furnace serviced, and we were not able to open, inspect or capture model/serial numbers. It is excluded from this inspection. We recommend a wide doorway be created by a licensed contractor to allow furnace servicing and eventual replacement.

2. A/C

Materials:

- The home does not have an A/C system installed.

3. Filter

Materials:

- The filter is located in the return air duct above the furnace.

4. Distribution

Materials:

- Conditioned air is distributed through sheet metal trunk lines.
- Conditioned air is distributed through flexible ducts.

Observations:

- No deficiencies or problems were observed with the distribution system.

5. Venting

Materials:

- The heating system venting material is metal.

Observations:

- This home originally had a gas-fired tank water heater installed. When the changeover to a tankless system was made, the original metal vent pipe was simply abandoned. It joins the furnace metal vent pipe at a 'Y' joint. This is a significant safety issue; if the vent pipe downstream of the joint becomes blocked in any way, the furnace will expel CO gas directly into the home. This must be reviewed and repaired by a licensed HVAC contractor.



abandoned water heater vent

Water Heater

1. Heater

Materials:

- The water heater is a tankless/instantaneous heater.
- The water heater's energy source is natural gas.

Observations:

- Brand: Rinnai
- Model #: R75-LSi (REU-VA2528FFUD (A) -UC)
- Serial #: 08. 10-192571
- The data plate indicates that this appliance was manufactured in October of 2008.
- No deficiencies or problems were observed with the water heater.

2. TPR Valve

Observations:

- No deficiencies or problems were observed with the water heater's TPR valve and plumbing.

3. Vent

Observations:

- No deficiencies or problems were observed with the water heater's venting system.

4. Gas Valve

Observations:

- No deficiencies or problems were observed with the water heater's gas valve.

5. Water Temperature

Materials:

- The water temperature at the time of the inspection was 114 degrees, taken at the kitchen sink.

Plumbing

1. Water & Drain Service

Materials:

- The home has externally-provided water service.
- The main water shut-off could not be found.
- The service pipe was CPVC.
- The home is on a septic system.

Observations:

- No deficiencies or problems were observed with the water service.

2. Water Supply System

Observations:

- No deficiencies or problems were observed with the water supply system.



water pressure

3. Waste/Drain System

Materials:

- The drain pipe was plastic.

Observations:

- No deficiencies or problems were observed with the waste/drain lines.

4. Vent System

Materials:

- The vent pipe was plastic.

Observations:

- There was a small leak observed in the vent pipe in the attic. We recommend having a licensed plumber repair as necessary.

Garage

1. Floor

Materials:

- The garage has bare concrete flooring.

Observations:

- The flooring in the garage appeared functional at the time of the inspection.

2. Firewall/Interior

Observations:

- The garage firewall appeared functional at the time of the inspection.

3. House Door

Materials:

- The garage/house door is wood fiber.

Observations:

- The door between the garage and the home appeared functional and operational at the time of the inspection.
- The required automatic closing mechanism on the door between the garage and the home is either not present or not functioning. Its purpose is to slow the spread of fire from the garage and to prevent vehicle fumes from entering the living space. It should be repaired and/or replaced.
- The weatherstripping on the garage/house door is damaged, missing, or deteriorated. It should be repaired and/or replaced to keep vehicle fumes from entering the living space.
- There is a set of 3 steps from the garage level to the home level. Every stairway with 3 or more steps needs to have a handrail installed; there is no handrail installed on these stairs. This can be a safety issue; a graspable handrail should be installed.

4. Garage Door

Materials:

- There is one single-vehicle, wood panel, sectional roll-up door.
- There is one double-vehicle, wood panel, sectional roll-up door that has been covered up on the inside to create additional living space.

Observations:

- The garage vehicle door(s) appeared functional and operational at the time of the inspection.

Crawl Space

1. Access

Materials:

- Access to the crawl space was in a hall closet.
- The crawl space was fully traversed.

2. Footing

Materials:

- The home's footing was concrete.

Observations:

- No deficiencies or problems were observed with the footings.

3. Floor

Observations:

- Vapor barrier coverage was partial and uncovered areas were observed. We recommend it be repaired and/or replaced as necessary.

4. Walls

Materials:

- The crawl space's exterior walls are concrete.

Observations:

- No deficiencies or problems were observed with the crawl space's exterior walls.

5. Crawl Space Vents

Observations:

- No deficiencies or problems were observed with the crawl space's exterior vents.

6. Ceiling

Materials:

- The crawl space ceiling is unfinished; the joists are solid wood.

Observations:

- No deficiencies or problems were observed with the crawl space ceiling.

7. Insulation

Observations:

- There was fiberglass batt insulation installed in the crawl space ceiling.
- One section of fiberglass batt insulation was installed upside down. The vapor barrier facing is intended to be on the warm side of the floor plane. As installed, potential moisture problems can occur with the floor structure. We recommend it be removed and reinstalled correctly.
- Some of the fiberglass batts have become dislodged. They should be put back into position and secured.



section of insulation installed upside down



displaced insulation



displaced insulation

8. Duct Work

Observations:

- No deficiencies or problems were observed with the crawl space ductwork.

9. Posts & Beams

Materials:

- The posts in the crawl space are wood.
- The beams in the crawl space are wood.

Observations:

- No deficiencies or problems were observed with the crawl space posts and beams.

10. Anchor Bolts

Observations:

- No deficiencies or problems were observed with the sill plate anchor bolts.

Washington State Department of Agriculture ICN 3266BH017
This Complete Wood Destroying Organism Inspection Report has been prepared by Watermeade Valley Home Inspection for Ralph & Debra Wilhelmi regarding the home at 31324 Scotch Meadows Ct SE in Olympia. The inspection was conducted on January 09, 2014 and is made an integral component of the attached Property Inspection Report.

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 15.58.450, this report relates to a single sale, transfer, exchange, or refinance of a property. It 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.

WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the WASHINGTON STATE PEST MANAGEMENT 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 Wood Destroying Organisms (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.

I. INSPECTION PROCEDURES

The inspector shall make a thorough inspection, using accepted methods and practices, of the subject 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), and garages, carports and decks that are attached to the structure. Deck inspection shall include railings, wooden steps, and accessible wooden surface materials, as well as deck sub-structures that are accessible (defined by the State of Washington as those with at least a 5 foot soil-to-joist clearance or elevated decks that can be suitably reached using a 6 foot 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 non-functioning gutter systems.

II. 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 the inspection. The scope, defined in Section I, 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 removal of physical obstructions. 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 foot clearance.

(b) ROOF SYSTEMS AND ATTIC AREAS: Roof systems, roof coverings 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 WDO's 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, condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of the roof system or attic space(s) shall not imply an extension to the scope of 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 and other structures which are not attached to the main structure by a 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 CONDITIONS: In certain geographical areas of Washington State where wet climate is common, and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as cracking, checking, and/or warping of 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 the 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.

III. REPORTS

(a) WRITTEN REPORT: The inspecting firm shall not issue any complete wood destroying organism 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 section II (a) of these standards.

IV. WORK RECOMMENDATIONS AND TREATMENTS

(a) NO WARRANTIES OF CORRECTIVE WORK: Neither the inspector nor the inspecting firm will evaluate or warranty the quality of workmanship, the compliance with any applicable building codes, nor the suitability of use or 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 of 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, 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 Management Association (WSPMA), as a service to inspection firms, has developed this form and these Standards of Practice. By doing so, the WSPMA does not certify that the inspecting firm is a member of the WSPMA, or that the inspector is qualified to perform the inspection. The WSPMA shall not be a party to any claim or action by the buyer, seller, or other interested party against the inspecting firm solely by reason of making this report form and these Standards of Practice available for use.

Conductive Conditions

1. Moisture Issues

Observations:

- There were exposed rafter tails not covered by roofing material or flashing.
- The gutters and downspouts show signs of leaking. This can lead to water splashing and/or accumulating in the crawl space. We recommend they be serviced and/or replaced.

2. Material Contact and Debris

Observations:

- There is siding in direct contact with the ground at several locations. There should be several inches of space between siding and earth, but creating even an inch of clearance will reduce the likelihood of a wood destroying organism infestation.
- There is at least one concrete pier support with its cardboard form still in place. Cellulose material in contact with soil is a conducive condition for wood destroying organisms. The cellulose material should be removed and discarded.



carboard form still in place

Wood Decay Fungi

1. Wood Rot

Observations:

- Signs of deterioration were observed at several locations on the home's siding. We recommend the exposed nails be set and caulked and the home's paint be meticulously maintained.

Wood Destroying Insects

1. Anobiid Beetle

Observations:

- There were no apparent signs of anobiid beetles.

2. Carpenter Ants

Observations:

- There were no apparent signs of carpenter ants.

3. Moisture Ants

Observations:

- There were no apparent signs of moisture ants.

4. Subterranean Termites

Observations:

- There were no apparent signs of subterranean termites.

5. Dampwood Termites

Observations:

- There were no apparent signs of dampwood termites.

6. Other Wood Boring Beetles

Observations:

- There were no apparent signs of other wood boring beetles.

Diagram with Legend

WDO's

AB - Anobiid Beetles
CA - Carpenter Ants
MA - Moisture Ants
DT - Dampwood Termites
ST - Subterranean Termites
RF - Rot Fungus
OB - Other wood infesting Beetles

Conducive Conditions

BG - Bare Ground
CD - Conducive Debris
EW - Earth to Wood Contact
EM - Excessive Moisture
IC - Inadequate Clearance
RG - Restricted Gutters
LC - Landscape Clearance
PL - Plumbing Leak
SB - Missing/Inadequate Splash Block
SW - Standing Water

Other Elements

CSA - Crawl Space Access
CSV - Foundation Vent
IA - Inaccessible Area
DS - Downspout
EO - Exterior Electrical Outlet
HB - Hose Bib
SP - Sill Plate
EM - Electrical Meter
GM - Gas Meter

1. Diagram

