

Watermeade Valley Home Inspection

Property Inspection Report



7654 Main St SE, Olympia, WA 98501

Inspection prepared for: Jack & Jill Hill

Real Estate Agent: Maybelline Agent - Acme Real Estate Co.

Date of Inspection: 7/9/2012 Time: 11:00 AM

Age of Home: 58 Size: 2432

Weather: cloudy, giving way to sun

Washington State Department of Agriculture ICN 2101BH00X

Inspector: Thomas Iovanne

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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 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.

Grounds		
Page 5 Item: 7	Patio Condition	<ul style="list-style-type: none"> The carport and patio cover is supported by joists that run to a beam. One end of the beam appears to be inadequately supported. It rests on a 1X support piece bolted to the post and is hung on joist-type hangers that are nailed on one side and screwed on the other. It is unlikely that the screws have been designed for the sheer forces implied; the structure appears unsafe under unusual loads such as snow and/or seismic activity. We recommend having a licensed contractor and/or a licensed engineer review the structure as built for the purpose of formulating a proper solution.
Attic		
Page 12 Item: 4	Insulation	<ul style="list-style-type: none"> Vermiculite insulation was observed in the attic; it should be assumed to contain asbestos. This material should not be disturbed in any way. If you choose to have it removed, you should have a licensed asbestos abatement contractor do the work. For more information, go to http://www.epa.gov/asbestos/pubs/verm.html.
Kitchen		
Page 14 Item: 1	Sinks	<ul style="list-style-type: none"> There is a functional instant hot water unit integrated into the kitchen sink. The water measured 176 degrees F. Toddlers and young children can receive third degree burns from as little as one second exposure to 160 degree F water. If there is any chance for a young child to come into contact with water from this unit, we recommend it be turned off and unplugged.
Page 14 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 is a significant safety issue; we recommend having a functioning anti-tip bracket installed by a qualified contractor. For more information, refer to www.aham.org/consumer/ht/d/sp/i/2319.
Page 15 Item: 11	GFCI	<ul style="list-style-type: none"> There were no GFCI-protected outlets in the kitchen. This is a potential safety issue; we recommend that a licensed electrician evaluate and make improvements as necessary.
Bathroom 2		
Page 19 Item: 9	Floor Condition	<ul style="list-style-type: none"> The flooring is vintage 9x9 vinyl tile; these tiles are known to often have an adhesive containing asbestos. You should refrain from removal and/or damaging these tiles until you have had them professionally tested.
Bedrooms		

Page 20 Item: 1	Smoke Detectors	<ul style="list-style-type: none"> • Smoke detectors were present in most but not all of the bedrooms. • No CO detector was observed at the time of the inspection.
Page 20 Item: 2	Window Condition	<ul style="list-style-type: none"> • None of the bedrooms have at least one window that meets egress requirements. The only room that meets the minimum is the upstairs bedroom with a door to the outside. We recommend that the client consult with a contractor to find out what it would take to create safe egress and rescue windows.
Other Interior Spaces		
Page 23 Item: 6	Fireplace	<ul style="list-style-type: none"> • 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).
Plumbing		
Page 29 Item: 2	Water Supply System	<ul style="list-style-type: none"> • All of the observed water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, these pipes may be nearing or may have exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and leaks.
Basement		
Page 30 Item: 6	Duct Work	<ul style="list-style-type: none"> • While asbestos detection is beyond the scope of this inspection, there is material that could be asbestos wrapping some of the ductwork in the basement. If client has any concerns regarding this possibility, we recommend that an asbestos testing lab be consulted.

Inspection Details

1. Weather

Observations:

- The weather at the time of the inspection was cloudy, becoming sunny.
- The air temperature at the time of the inspection was approximately 65 degrees.

2. Orientation

Observations:

- 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 client was present at the inspection. • The buyer's agent was present at the inspection.

4. Home Type

Home Type: detached • a single family home • ranch style • 1 story • The home is listed as 58 years old. Confirming the age of the home is beyond the scope of this inspection.

5. Occupancy

Occupancy: 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:

- The driveway appeared functional at the time of the inspection.
- There are minor cracks in the driveway. These should be monitored for expansion and development of trip hazards.

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:

- Bushes and ornamental plantings, even at full growth, should be kept at least 12" away from the home. Plants that are in contact or close proximity to the home limit the flow of air, can lead to moisture problems, and are a conducive condition for wood destroying organisms.
- Plant material was observed in contact or in close proximity with the home. This should be cut back at least 12" from the home.



plants in contact with siding

5. Grounds Electrical

Observations:

- The exterior electrical system appeared functional and operational at the time of the inspection.

6. Porch Condition

Materials: The porch surface material is wood.

Observations:

- The porch appeared functional at the time of the inspection.
- No handrail was present. There should be handrails for any set of stairs with 3 or more steps. A handrail should be installed at a height of no less than 34" and no higher than 38" by a qualified contractor.



stairs without handrail

7. Patio Condition

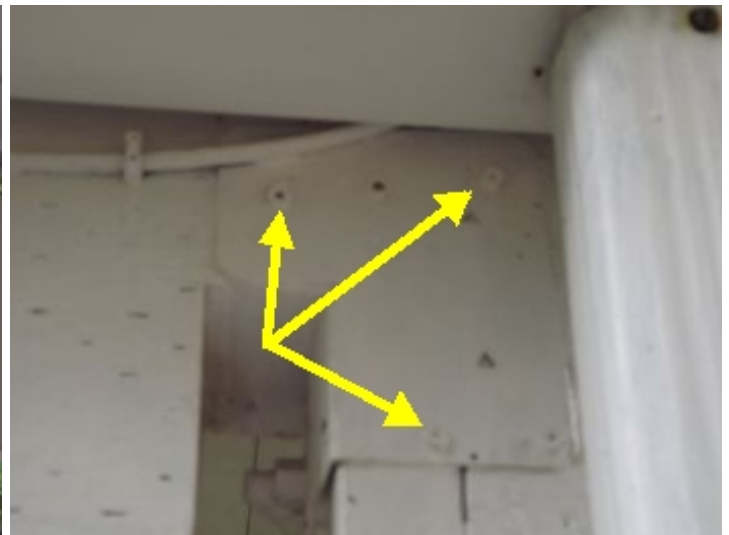
Materials: The patio top surface is concrete.

Observations:

- There was some common cracking noted in the concrete surface.
- The carport and patio cover is supported by joists that run to a beam. One end of the beam appears to be inadequately supported. It rests on a 1X support piece bolted to the post and is hung on joist-type hangers that are nailed on one side and screwed on the other. It is unlikely that the screws have been designed for the shear forces implied; the structure appears unsafe under unusual loads such as snow and/or seismic activity. We recommend having a licensed contractor and/or a licensed engineer review the structure as built for the purpose of formulating a proper solution.



improvised beam attachment



improvised beam attachment with screws

Building Exterior

1. Siding Condition

Materials: The home has wood board and batten siding.

Observations:

- No deficiencies or problems were observed with the siding.
- Many houses built before the late 1970's have lead-based paint, which can be hazardous. Determining whether there is lead in the paint used on the home is beyond the scope of this inspection; the only way to make this determination is to send a paint chip to a lab for testing. For more information go to <http://www.epa.gov/lead/>.
- Beginning April 22, 2010, federal law requires that contractors performing renovation, repair and painting projects that disturb more than six square feet of paint in homes, child care facilities, and schools built before 1978 must be certified and trained to follow specific work practices to prevent lead contamination. In addition, sellers must disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure form about lead-based paint, and buyers have up to ten days to check for lead hazards.
- There were some cracks noted in the wood siding. This can lead to water intrusion into the structure; they should be caulked and repainted to remain sealed.



siding crack

2. Window Condition

Observations:

- No deficiencies or problems were observed with the windows from the exterior.

3. Exterior Doors

Observations:

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

4. Eaves, Fascia, Soffits, and other Trim

Observations:

- No deficiencies or problems were observed with eaves, fascia, soffits, or door and window trim.

5. Perimeter Foundation

Materials: This home has a basement. • The visible perimeter foundation is concrete.

Observations:

- No deficiencies or problems were observed with the visible perimeter foundation.

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 south 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 house. • There is a hose bib on the west side of house. • The water pressure was tested at 70 PSI. • Typical home water pressure as measured at an external hose bid is 40-80 PSI. Pressures below 40 PSI can cause low water pressure issues in the home, particularly with more than 1 or 2 taps running at the same time. Pressures above 80 PSI can cause damage to plumbing fixtures.

Observations:

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

Roof

1. Roof

Materials: This home has a gable roof. • This roof has composition shingles.

Observations:

- No deficiencies or problems were observed with this roof.
- The roof was traversed.
- The metal transition flashing between the asphalt roof and the low slope metal roof over the back half of the carport is rusting and will likely fail before the asphalt roof does. Given that it is not over living space and therefore not likely to create expensive repairs, we would recommend monitoring the issue.



corroding transition sheetmetal

2. Flashing

Observations:

- 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 does not appear to be any drip edge flashing installed. This can lead to roof deck decay, although there is ample overhang from the shingle material and no evidence of rot was discovered. We recommend that drip edge flashing be installed the next time the home is roofed.

3. Chimneys/Vents

Observations:

- No chimney cap was visible; a simple mortar wash was used instead. A chimney cap can help prevent spalling, mortar deterioration, and water intrusion. We recommend having a qualified mason install a proper chimney cap.
- A television antenna is attached to the chimney structure. Chimneys are not designed for lateral forces and can be damaged by the antenna. It needs to be taken off of the chimney, and if having one is still desired, a more appropriate roof deck attachment should be installed.
- Two of the three chimney flues are covered with sheet metal weighted down by unattached masonry used as dead weight. This can create a hazard in a high wind. We recommend having a qualified mason use a more secure method for closing off the flues.



antenna attached to chimney



no chimney cap and unattached dead weights

4. Gutters

Observations:

- The gutters/downspouts are aluminum.
- The gutters appears functional at the time of the inspection.
- Leaks in gutters are typically only apparent during a rainstorm. As a result, we cannot say with certainty that the gutters don't leak now or won't leak in the future.
- The gutter on the east side of the home does not cleanly pair with its downspout and is likely leaking at that juncture. Leaks can cause water to pool, can create leaks in the basement, and can create conditions conducive to wood destroying organisms. We recommend it be repaired by a qualified gutter technician.

5. Downspouts

Observations:

- Several downspouts have no extensions/splash blocks, or have extensions/splash blocks that are ineffective. This can result in water accumulating around the foundation or in the basement. Accumulated water is a conducive condition for wood destroying organisms and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing extensions or repositioning splash blocks so that rainwater is carried several feet away from the structure.



downspout with no splashblock



inadequately attached downspout



downspout without adequate splashblock

Attic

1. Access

Observations:

- The attic access was located in the large bedroom on the first floor.
- The attic was not traversed because in the opinion of the inspector it was not safe to do so.
- The attic was inspected from the hatch.
- The attic hatch was not insulated. We recommend it be weather stripped and insulated to the same R-value as the rest of the attic.

2. framing

Materials: The roof is framed with rafters.

Observations:

- The roof framing appeared functional at the time of the inspection.
- One whole section of attic had newer structural members 'sistered' to the original rafters. The reason for this reinforcement could not be determined.
- There was evidence of past water leaks, but no evidence of current leaks. We recommend monitoring the attic during our wet season.



'sistered' roof rafters



'sistered' roof rafters

3. Roof Sheathing

Materials: The roof framing is sheathed with wood boards.

Observations:

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

4. Insulation

Materials: There were kraft paper-faced fiberglass batts observed. • There was vermiculite insulation observed. • The observed insulation averages 3" - 4" in depth.

Observations:

- The attic hatch was not insulated. We recommend it be weather stripped and insulated to the same R-value as the rest of the attic.
- Vermiculite insulation was observed in the attic; it should be assumed to contain asbestos. This material should not be disturbed in any way. If you choose to have it removed, you should have a licensed asbestos abatement contractor do the work. For more information, go to <http://www.epa.gov/asbestos/pubs/verm.html>.



vermiculite insulation

5. Ventilation

Materials: There were gable vents observed. • There were soffit vents observed. • There were fixed roof-field vents observed. • There were two passive attic fans installed.

Observations:

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

6. Vents

Materials: Cast iron plumbing vents are present.

Observations:

- No deficiencies or problems were observed with the vents in the attic.

7. Electrical

Observations:

- The attic's electrical system appeared functional and operational at the time of the inspection.
- A cover plate is missing on a box that is unsecured to a framing member. This is a safety hazard and it should be repaired.



unsecured and uncovered electrical box

8. Chimney

Observations:

- Metal appliance vent pipe was present and no problems were apparent.

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.
- There is a functional instant hot water unit integrated into the kitchen sink. The water measured 176 degrees F. Toddlers and young children can receive third degree burns from as little as one second exposure to 160 degree F water. If there is any chance for a young child to come into contact with water from this unit, we recommend it be turned off and unplugged.

2. Garbage Disposal

Observations:

- There was no disposal observed.

3. Countertops/Backsplash

Materials: The countertops are plastic laminate. • The backsplashes are plastic laminate.

Observations:

- The countertops and backsplashes appeared functional and in satisfactory condition at the time of the inspection.
- There was one observed crack in the surface of the countertop.

4. Cabinets

Observations: No deficiencies or problems were observed with the cabinets.

5. Dishwasher

Observations:

- Brand: Kenmore
- Model: 16712000
- Serial #: FK4001839
- No deficiencies or problems were observed with the dishwasher.
- The dishwasher had items in it and was not tested.
- The dishwasher does not drain to the sink's drain line and trap. We could not determine where it drains, whether there is a trap installed, and whether there is an air gap or high loop installed. The dishwasher's drainage system is excluded from this inspection.

6. Stove Top

Observations:

- Brand: Kenmore
- Model: 911.9384591
- Serial #: 5Z297676R
- This range's top burners are electric.
- No deficiencies or problems were observed with the range.
- the range's serial number indicates a manufacturing date of December in either 1995 or 2005.
- 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 is a significant safety issue; we recommend having a functioning anti-tip bracket installed by a qualified 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.
- No deficiencies or problems were observed with the oven.

8. Vent

Observations:

- Brand: Nautilus
- Model: NW-E
- The vent appeared functional and operational at the time of the inspection.
- 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 qualified contractor.

9. Refrigerator

Observations:

- Brand: Amana
- Model: ATB2232MRW00
- Serial #: EW3704505
- No deficiencies or problems were observed with the refrigerator.
- The refrigerator appears to have been manufactured in September of 2008.

10. Electrical

Observations:

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

11. GFCI

Observations:

- There were no GFCI-protected outlets in the kitchen. This is a potential safety issue; we recommend that a licensed electrician evaluate and make improvements as necessary.

12. Floor Condition

Materials: The kitchen has sheet vinyl flooring.

Observations:

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

13. Wall & Ceiling Condition

Materials: The walls appear to be drywall. • The ceiling appears to be 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.

Observations:

- No deficiencies or problems were observed with the windows.

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 look over. Leaks and airborne moisture can cause multiple problems. The home inspector will 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:

- 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 plastic laminate.

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:

- The mirror/medicine cabinet is showing some rust and some loss of silvering.

5. Tub/Shower

Materials: The tub appears to be cast iron. • The shower walls are plastic. • There is a shower curtain.

Observations:

- The tub/shower faucet appeared functional and operational at the time of the inspection, although the older plumbing has separate hot and cold faucets and does not include a mixing valve. This increases the possibility of accidental scalding from inattention or from a sudden change in water pressure, such as when a toilet is flushed. We recommend the client consider having a mixing valve installed by a qualified plumber.
- Stains were observed on the tub that may not be cleanable.
- The shower walls are an improvised mix of plastic shower enclosures.

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:

- No deficiencies or problems were observed with the bathroom heating system.
- Central forced air heating and/or cooling was noted in this room.

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.

11. Floor Condition

Materials: The bathroom has sheet vinyl flooring. • The bathroom has carpet flooring.

Observations:

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

12. Wall & Ceiling Condition

Materials: The walls appear to be drywall. • The ceiling appears to be 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. • Sliding windows were observed.

Observations:

- No deficiencies or problems were observed with the windows.

14. Doors

Observations:

- No deficiencies or problems were observed with the bathroom doors.
- The door stop is missing and/or ineffective and we recommend this be rectified to avoid wall damage.



no doorstop will lead to wall damage

Bathroom 2

1. Sinks

Observations:

- No deficiencies or problems were observed with the sink.
- The client should be aware that this sink does not have an integral overflow drain. If accidentally left to run, this sink will overflow.
- No deficiencies or problems were observed with the supply lines and faucets.
- No deficiencies or problems were observed with the drains.



no overflow outlet in sink

2. Cabinets

Observations: No deficiencies or problems were observed with the cabinets.

3. Mirrors

Observations:

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

4. Showers

Observations:

- No deficiencies or problems were observed with the shower base.
- the shower base is bare concrete.
- No deficiencies or problems were observed with the shower faucet.
- No deficiencies or problems were observed with the shower doors.
- The shower walls are a panel product made to resemble tile and likely made of a wood fiber product. The installation is improvised and edges/seams are exposed. The panels will likely have a short lifespan as currently installed.



exposed edge of shower wall material



exposed edge of shower wall material

5. Toilets

Observations:

- No deficiencies or problems were observed with the toilet.

6. Exhaust Fan

Observations:

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

7. Heating

Observations:

- There was no apparent heat source in the bathroom. We recommend that the installation of a heat source be considered.

8. Electrical

Observations:

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

9. Floor Condition

Materials: The bathroom has vinyl tile flooring.

Observations:

- The flooring is vintage 9x9 vinyl tile; these tiles are known to often have an adhesive containing asbestos. You should refrain from removal and/or damaging these tiles until you have had them professionally tested.

10. Wall & Ceiling Condition

Materials: The walls appear to be drywall. • The ceiling appears to be drywall.

Observations:

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

11. Window Condition

Materials: No windows were noted in the bathroom.

12. Doors

Observations:

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

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 the inspector will not move personal items.

1. Smoke Detectors

Observations:

- The smoke detectors were not tested and are excluded from this inspection.
- 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.
- **Smoke detectors were present in most but not all of the bedrooms.**
- **No CO detector was observed at the time of the inspection.**

2. Window Condition

Materials: The windows upstairs are vinyl framed sliders. • The windows in the finished basement are wood framed hopper-style.

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.
- The basement windows appear to be older units and may have reached the end of their useful life.
- Homes built before the mid-1970s may have had lead paint applied. This is of particular concern on window frames and on painted pieces that rub, such as with double-hung windows. If this is a concern for you, we recommend you have the paint tested and/or removed.
- **None of the bedrooms have at least one window that meets egress requirements. The only room that meets the minimum is the upstairs bedroom with a door to the outside. We recommend that the client consult with a contractor to find out what it would take to create safe egress and rescue windows.**

3. Electrical

Observations:

- The bedroom's electrical system appeared functional and operational at the time of the inspection.
- One or more outlets with 3-prong receptacles showed an open equipment ground. Outlet grounding became standard in the 1960's. On houses older than that, an acceptable repair could be to replace the ungrounded 3-prong receptacles with 2-prong receptacles.
- The room has 2-prong receptacles rather than grounded 3-prong receptacles. They do not meet today's standards and limit the opportunity to use appliances that require an equipment ground. The client may wish to consult with a qualified electrician.
- Given the age of the home, there are no AFCI-protected outlets in the bedrooms. AFCI-protected outlets have been generally required since the early-mid 1990's. We would advise that a licensed electrician review this and make recommendations regarding possible improvements.
- There are a limited number of outlets in the bedrooms, creating potential safety issues with the use of extension cords.

4. Floor Condition

Materials: The bedrooms have wood flooring. • The bedrooms have laminate flooring. • The bedrooms have vinyl tile flooring. • The bedrooms have carpet flooring.

Observations:

- The flooring in the bedrooms appeared functional at the time of the inspection.
- The flooring in some of the rooms is vintage 9x9 vinyl tile; these tiles are known to often have an adhesive containing asbestos. You should refrain from removal and/or damaging these tiles until you have had them professionally tested.



damaged 9X9 vinyl tile

5. Wall & Ceiling Condition

Materials: The walls appear to be drywall. • The ceiling appears to be drywall.

Observations:

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

6. Doors

Observations:

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

7. Exterior Door

Materials: The exterior door from the upstairs bedroom is wood.

Observations:

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

Other Interior Spaces

1. Window Condition

Materials: The windows are vinyl framed. • Single hung 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.
- Much of the home has 2-prong receptacles rather than grounded 3-prong receptacles. They do not meet today's standards and limit the opportunity to use appliances that require an equipment ground. The client may wish to consult with a qualified electrician.

3. Closets

Observations:

- No deficiencies or problems were observed.

4. Floor Condition

Materials: The interior spaces have wood and slate flooring.

Observations:

- The flooring appeared functional at the time of the inspection.
- The wood flooring is worn and in need of refinishing.

5. Wall & Ceiling Condition

Materials: The walls appear to be drywall. • The ceiling appears to be 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 masonry wood burning fireplace.

Observations:

- There is efflorescence noted at the back lower corners of the brick fireplace enclosure, suggesting water intrusion in the chimney, possibly from the lack of an adequate chimney cap. We recommend it be evaluated at the same time as the level II inspection.
- There is significant rust noted on the damper mechanism. This should be further evaluated during the level II inspection.
- There is vertical cracking noted on the backwall of the firebrick enclosure. This should be further evaluated during the level II inspection.
- Unless and until this fireplace and chimney receives a clean report from a level II inspection conducted by a certified chimney sweep, we recommend it not be used.
- **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).**



efflorescence at side of fireplace



corroding damper



vertical crack in firebrick

7. Exterior Door

Materials: The exterior doors are wood, and the one opening in the dining room is a split door with the option to open the whole door or just the top half.

Observations:

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

8. Stairs

Observations: The handrail to the finished basement level has a handrail that starts several steps down. This is a potential safety hazard; we recommend having a qualified contractor assess the handrail for development of a safer solution.

9. Door Bell

Observations:

- No deficiencies or problems were observed.

Laundry

1. Wash Basin

Observations:

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

2. Countertops/Backsplash

Observations:

- There were no countertops in the laundry.

3. Cabinets

Observations: There were no cabinets in the laundry area.

4. Washer

Observations:

- Brand: Whirlpool
- Model: WfW8300SW04
- Serial #: HLW3681550
- The washer was not tested and is excluded from this inspection.
- The appliance serial number suggests this unit was manufactured in September of 2008.

5. Dryer

Materials: An electric dryer is present.

Observations:

- Brand: Whirlpool
- Model: WED8300SW1
- Serial #: MW0315963
- The dryer was not tested and is excluded from this inspection.
- The appliance serial number suggests this unit was manufactured in January of 2008.

6. Dryer Vent

Observations:

- The dryer vent appeared functional and operational at the time of the inspection.
- The dryer vent pipe is both rigid metal duct and a 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.



corrugated foil exhaust pipe

7. Electrical

Observations:

- One or more outlets with 3-prong receptacles showed an open equipment ground. Outlet grounding became standard in the 1960's. On houses older than that, an acceptable repair could be to replace the ungrounded 3-prong receptacles with 2-prong receptacles.

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 bare concrete flooring.

Observations:

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

10. Wall & Ceiling Condition

Materials: The walls are concrete.

Observations:

- No deficiencies or problems were observed with the walls.

11. Gas Valves

Observations:

- There was no gas valve observed.

Electrical

1. Main Service

Materials: The main service drop is overhead.

2. Amperage

Observations:

- This home has 100 amp service.

3. Voltage

Observations:

- This home has 120/240 volt service.

4. Service Panel

Materials: The main service panel is located in the basement, next to the laundry area. • The service panel utilizes breakers. • The service entrance wires are copper. • The branch circuit wires are copper.

Observations:

- No deficiencies or problems were observed with the main electrical panel.
- The panel is wired for a generator, with an inlet plug on the exterior east side of the home. No generator is present.



generator inlet plug

Heat/AC

1. Heat

Materials: The home has forced air heat. • The forced air heat is up draft. • The furnace is high efficiency. • The home utilizes natural gas as its heating energy source.

Observations:

- Brand: Bryant
- Model: 352MAV036080F
- Serial #: 3601A11090
- No deficiencies or problems were observed with the heating unit.
- It appears that this unit was last serviced in 2010. We recommend having heating units professionally serviced on an annual basis, and this one should be serviced now.
- The serial number on the appliance suggests that it was manufactured in October of 2001.

2. Filter

Materials: The filter is located in the return air duct beside the furnace. • There is an electronic air filter installed.

3. Distribution

Materials: Conditioned air is distributed through sheet metal ducts.

Observations:

- No deficiencies or problems were observed with the distribution system.
- While asbestos detection is beyond the scope of this inspection, there is material that could be asbestos wrapping some of the ductwork. If client has any concerns regarding this possibility, we recommend that an asbestos testing lab be consulted.

4. Venting

Materials: The heating system venting material is plastic.

Observations:

- No deficiencies or problems were observed with the heating system venting.

Water Heater

1. Heater

Materials: The water heater is a tank heater. • The tank capacity is 50 gallons.

Observations:

- Brand: Rheem
- Model: 41VR50
- Serial #: RHNG1001130708
- No deficiencies or problems were observed with the water heater.
- The estimated useful life for most water heaters is 8 to 12 years. This water heater is approaching that timeframe.
- The serial number on the appliance suggests that it was manufactured in October of 2001.

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. Strapping

Observations:

- No deficiencies or problems were observed with the water heater's seismic straps.

5. Ga Valve

Observations:

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

6. Water Temperature

Materials: The water temperature at the time of the inspection was 127 degrees F, taken at the master bathroom sink. • The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees, or a tempering valve should be installed to lower the effective temperature of the water in the supply lines.

Plumbing

1. Water & Drain Service

Materials: The service pipe was 1" galvanized. • The home has externally-provided water service. • The water shut-off is located in the laundry area. • The home is on a public sewer system.

Observations:

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

2. Water Supply System

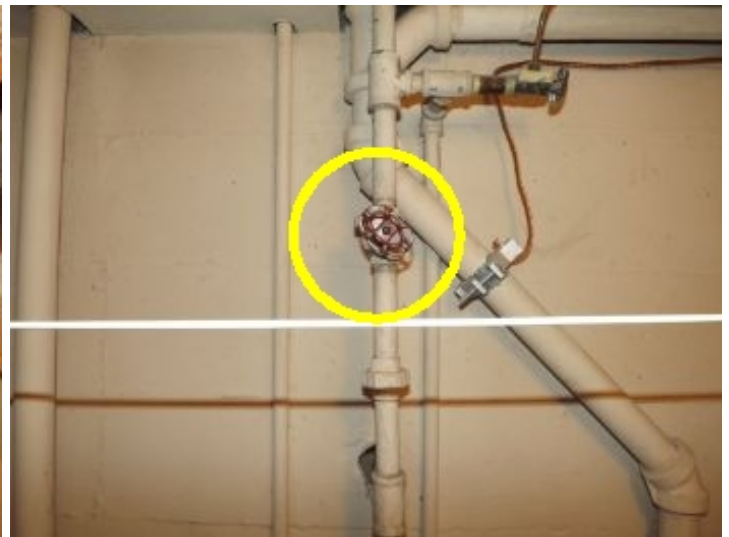
Materials: The observed supply piping was galvanized steel.

Observations:

- All of the observed water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, these pipes may be nearing or may have exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and leaks.



galvanized steel pipe



house water shutoff valve behind laundry

3. Waste/Drain System

Materials: The drain pipe was cast iron.

Observations:

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

4. Vent System

Materials: The vent pipe was cast iron.

Observations:

- No deficiencies or problems were observed with the plumbing vent system.

Basement

1. Footing

Materials: The home's footing was concrete.

Observations:

- No deficiencies or problems were observed with the footings.

2. Floor

Materials: The basement has bare concrete flooring. • The basement has vinyl tile flooring.

Observations:

- The flooring in the basement appeared functional at the time of the inspection.
- The flooring is vintage 9x9 vinyl tile; these tiles are known to often have an adhesive containing asbestos. You should refrain from removal and/or damaging these tiles until you have had them professionally tested.

3. Walls

Materials: The basement's exterior walls are concrete. • The basement's exterior walls are covered by finish material.

4. Ceiling

Materials: The basement ceiling is unfinished; the joists are solid wood. • The basement ceiling is finished with sheetrock.

Observations:

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

5. Insulation

Observations:

- There was no insulation observed in the basement.

6. Duct Work

Observations:

- The basement ductwork appeared functional at the time of the inspection.
- While asbestos detection is beyond the scope of this inspection, there is material that could be asbestos wrapping some of the ductwork in the basement. If client has any concerns regarding this possibility, we recommend that an asbestos testing lab be consulted.

7. Posts & Beams

Materials: The posts in the basement are wood. • The beams in the basement are wood.

Observations:

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

8. Electrical

Observations:

- The basement's electrical system appeared functional and operational at the time of the inspection.

9. Sump Pump

Observations:

- A sump pump is installed on the premises. This may indicate that water accumulates inside or below the structure. We recommend asking the property owners how often the sump pump operates and for how long at different times of the year. Also, the clients should be aware that the service life of most sump pumps is between five and seven years, and that the pump may need replacing soon depending on its age and how much it operates.
- The sump system appeared functional and operational at the time of the inspection.
- The pump discharges into an unknown location. Further review is recommended to confirm that proper discharge location practices have been followed.



interior of dry sump pump

Washington State Department of Agriculture ICN 2249BH00X. This Complete Wood Destroying Organism Inspection Report has been prepared by Watermeade Valley Home Inspection for Jack & Jill Hill regarding the home at 7654 Main St SE in Olympia. The inspection was conducted on July 9, 2012 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.

Conducive Conditions

1. Moisture Issues

Observations:

- Several of the downspouts are not doing a good enough job of routing water away from the structure. That said, no standing water was observed and the basement appeared dry.

Wood Decay Fungi

1. Wood Rot

Observations:

- No wood rot was observed on or in the home.

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

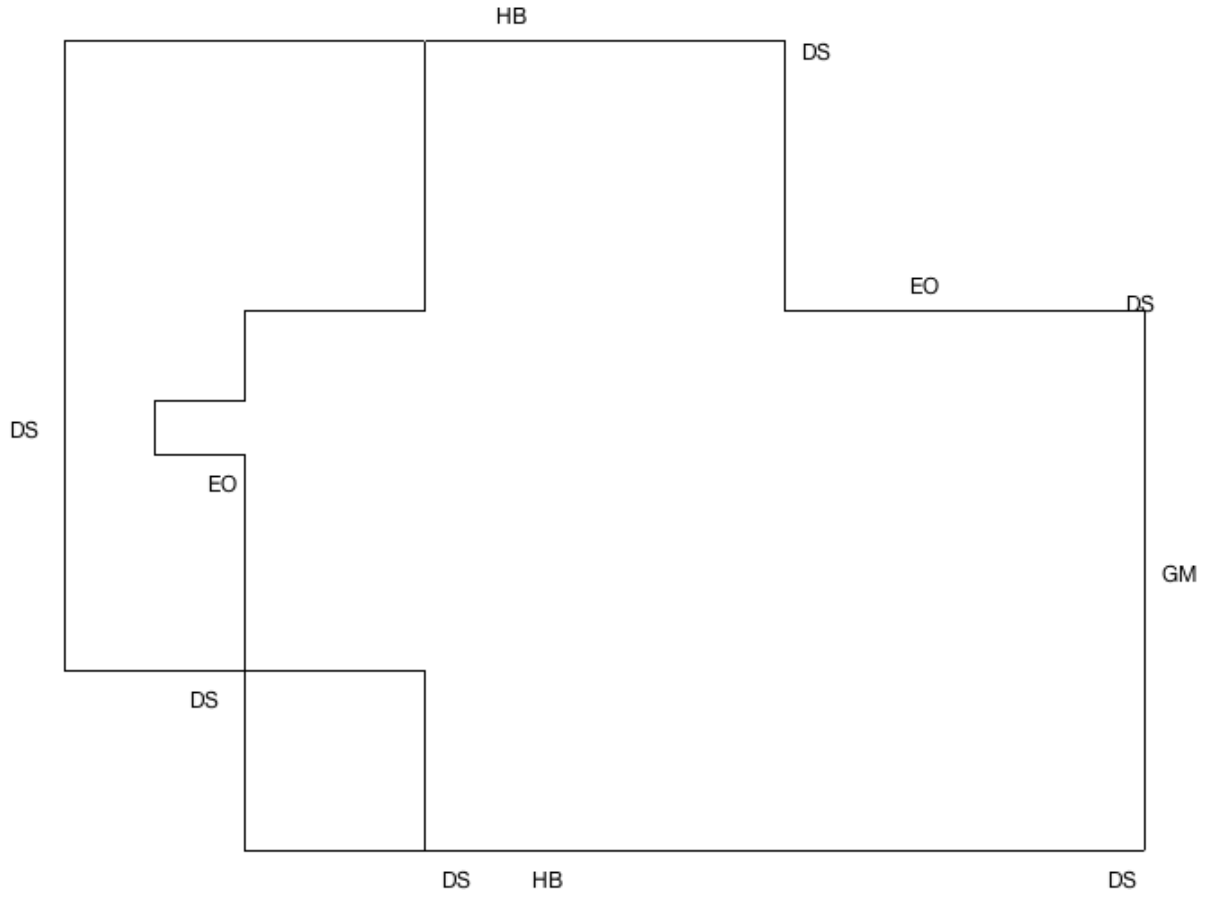
Conducive Conditions

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

1. Diagram



NOT TO SCALE