Inspection Report

Client Name

Property Address:
11111 25th Street
Olympia WA 98513

CCS Inspection Services, LLC

Steven Evans
Olympia, WA.

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Date: 1/30/2017	**Time:** 11:50 AM	**Report ID:** 29/01/17
Property: 11111 25th Street Olympia WA 98513	**Customer:** Client Name	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Style of Home:**
Customer	Single Family (1 story)	Ranch
Approximate age of building:	**Temperature:**	**Weather:**
Over 10 Years	Below 60 (F) = 15.5 (C)	Cloudy
Ground/Soil surface condition:	**Rain in last 3 days:**	**Standards Of practice:**
Damp	No	Washington State
Utilities Status:	**Building Status:**	
All Utilities On	Ocuppied	

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
1 layer of Roof Covering
Asphalt Shingles

Roof Covering Age:
15 To 20 Years

Viewed Roof Covering:
Walked Roof

Roof Penetration:
Roof Vents
Plumbing Stacks
Appliance Vent

Gutter & Downspout Material:
Under Ground Drains

Roof Viewing Restrictions:
No Restrictions Noted

Items

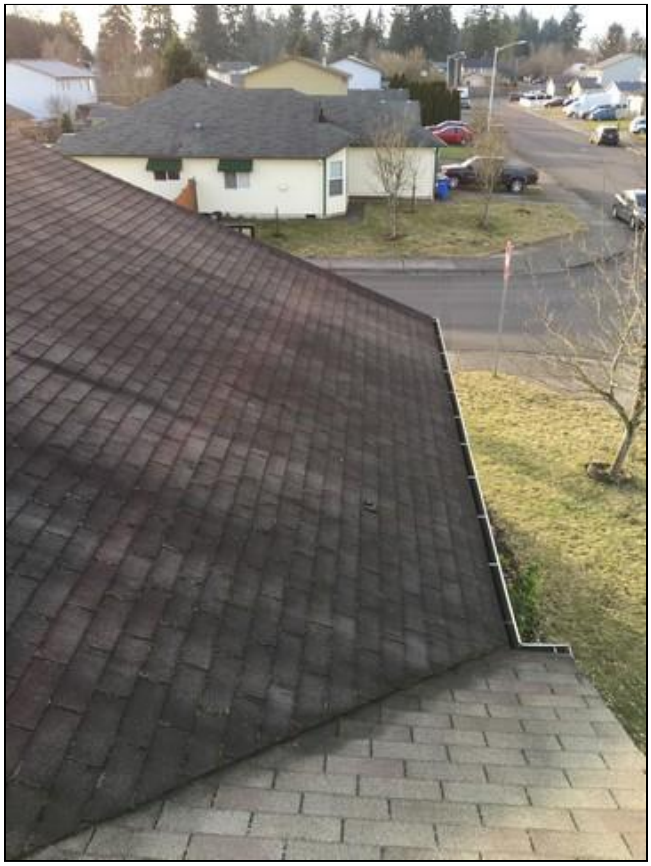
1.0 Roof Coverings

Comments: Inspected, Repair or Replace

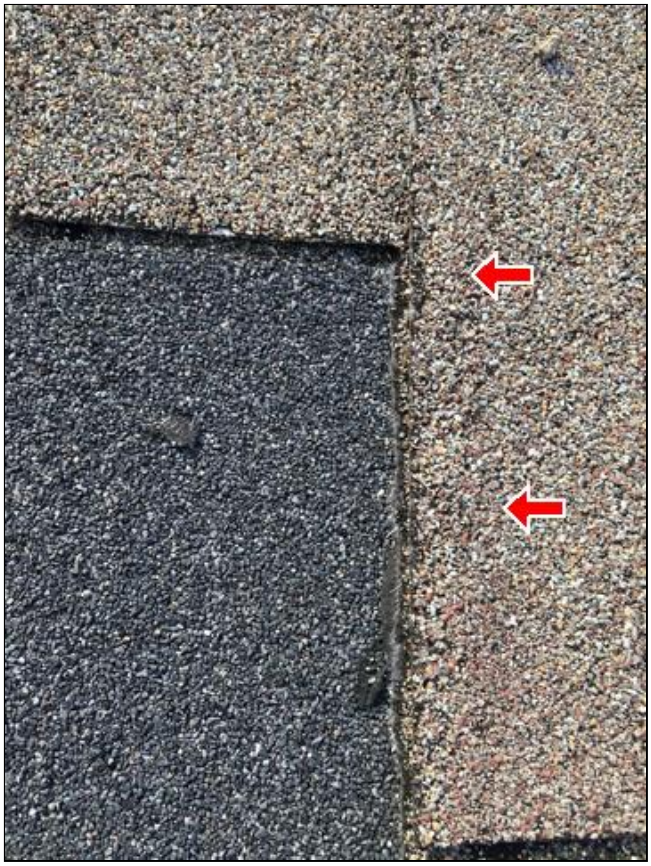
Roof covering is at end of service life . The asphalt shingle roof surface is displaying indicators that the protective roof covering is at or near the end of its service life. The average expected service life of a asphalt shingle roof that has been properly cared for is 20 years. As a result of a review of the roof covering, the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the timing to ultimate failure of the roof covering in preventing water infiltration is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the home.

Asphalt shingles are missing. A missing roof shingle represents a localized reduction in the ability of the roof surface to protect against moisture penetration. Progressive damage may occur to underlying and adjacent shingles. The condition may result in water infiltration to the interior. Missing shingle covering should be immediately repaired. A roofing specialist may be required to perform the repairs.

Asphalt shingle roof is patched. An area of roof covering is observed to have been patched as a result of a previous repair activity. Areas of shingle surface repair are often susceptible to future deterioration. Repairs often involve use of roofing adhesives which are exposed, and are therefore prone to deterioration from ultraviolet rays from the sun. Repaired areas should be closely monitored for indications of degradation that could affect the ability of the roof surface to protect against water infiltration. Extensive repairs may be an indication that the roof is near or past its useful life expectancy, and may be due for replacement.



1.0 Item 1(Picture)



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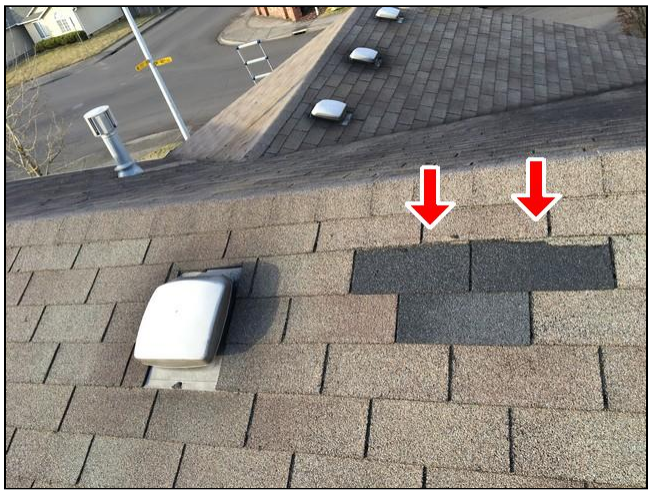

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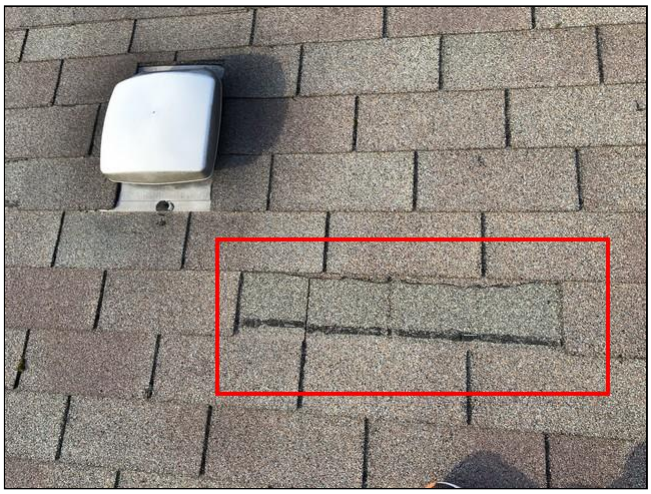
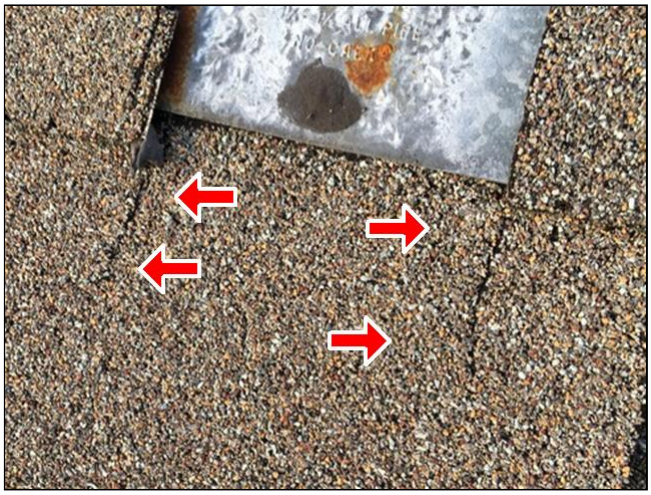


1.0 Item 4(Picture)

1.0 Item 5(Picture)



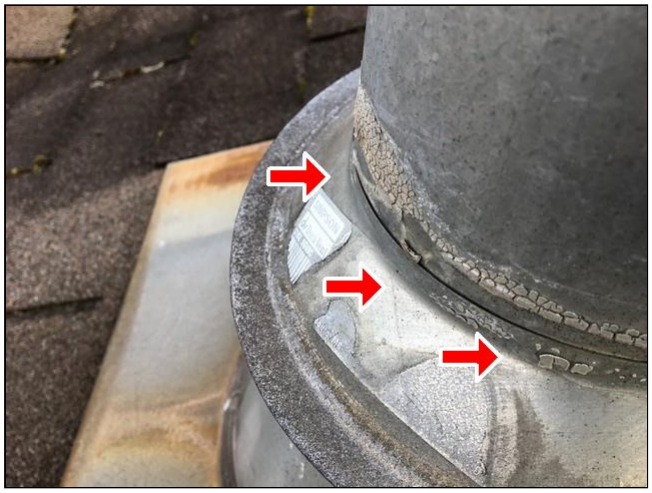
1.0 Item 6(Picture)

1.0 Item 7(Picture)

1.1 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Repair or Replace

Sealant Missing. Sealant has deteriorated around the rain shield to the point that it no longer deflects water and can potentially cause water infiltration.



1.1 Item 1(Picture)

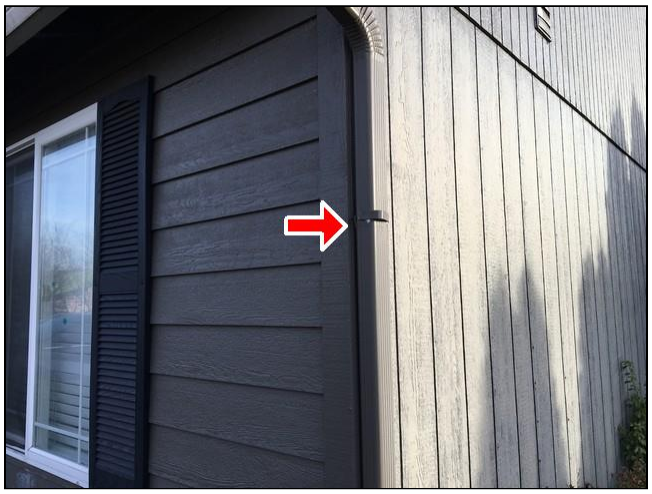
1.2 Flashings

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected, Repair or Replace

Gutter downspout is lose. Loose downspouts will over time become detached. Repairs should be conducted as soon as possible to prevent damage to the downspout. Repair should include properly securing the downspout to the structure and assuring that water freely flows and drains from the downspout



1.3 Item 1(Picture)

1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
T-111

Siding Material:
OSB Composite Siding

Exterior Entry Doors Style / Material:
Metal

Decks Patios Walkways:
Concrete Sidewalk
Concrete Porch

Driveway:
Concrete

Retaining Wall:
No Retaining Walls

Lot Drainage:
Under Ground Drains

Lot Grading:
Generally Slopes away

Exterior Viewing Restrictions:
No Restrictions Noted

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

(1) **Wood siding is rotted**. Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the siding. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.

2.0 Item 1(Picture)

(2) **Exterior cladding material (OSB). This material is prone to moisture damage**. Composite wood siding, manufacture with wood chips and glue also called oriented strand board (OSB) siding is prone to swelling and deterioration if caulking and edge paint is not actively maintained .

2.0 Item 2(Picture)

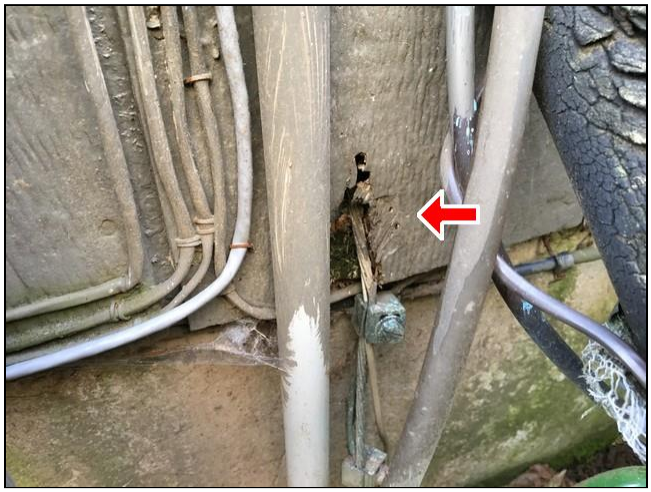
(3) **Joints between cladding materials are not properly sealed.** The junction areas between different cladding materials need to be sealed to prevent water, air, and pest infiltration into the home. The usual method of sealing is by caulking the gaps created at the junction areas.

2.0 Item 3(Picture)

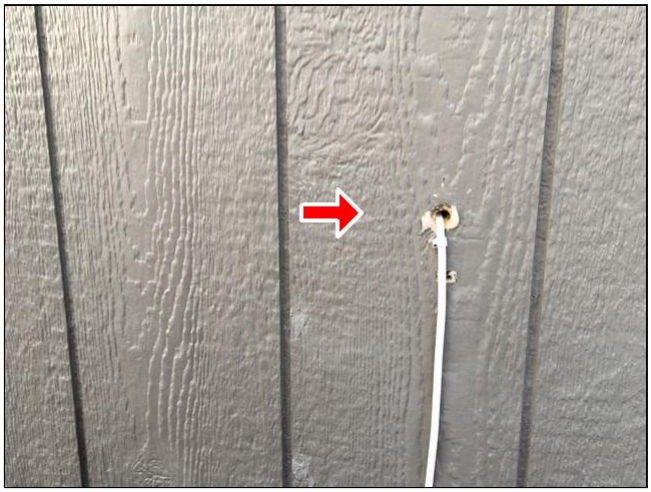
2.0 Item 4(Picture)

(4) **Hole in the exterior siding is observed**. Unintended water, air or pest infiltration into the house can result in significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Unintended air infiltration may affect interior air quality and conditioning. Unintended pest entry can

result in damage to interior finishes and belongings, and is some cases may present health risks. Corrective action is required to seal all openings through the exterior wall system.



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.0 Item 7(Picture)

2.0 Item 8(Picture)

(5) **Exterior cladding material (OSB). This material is prone to moisture damage**. Composite wood siding, manufacture with wood chips and glue also called oriented strand board (OSB) siding is prone to swelling and deterioration if caulking and edge paint is not actively maintained .

2.1 Doors

Comments: Inspected, Repair or Replace

Sliding glass screen is improper size.
Screen door restricts access

2.1 Item 1(Picture)

2.2 Windows

Comments: Inspected, Repair or Replace

(1) **Windows need caulking at several locations.** Caulking at window frames serves several functions, including preventing air, water, and pest infiltration, and restricting heat loss or gain through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Caulking repairs are required at the noted location(s), and should be performed at the earliest opportunity. Preventative maintenance should include reviewing and repairing exterior caulking at doors, windows, and wall penetrations at least twice a year.

2.2 Item 1(Picture)

2.2 Item 2(Picture)

2.2 Item 3(Picture)

(2) **Window screen damage is observed.** The primary purpose of the screen is to prevent pest entry when the window unit is used for ventilation. A secondary function of the screen is to restrict the ability of children or pets to unintentionally leave the house. Damaged screens will often result in unintended consequences, such as pest entry (insects, birds, rodents, etc.) or unintended "escape" of small children or pets. Although screens can be breached, their presence often restricts small children from leaving the home, and becoming exposed to risks to their safety. Windows are often at sufficient height from the ground that fall hazards should be considered as a primary safety concern. Damaged screens at windows are often considered to be cosmetically detracting.

2.2 Item 4(Picture)

2.2 Item 5(Picture)

2.2 Item 6(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover

Comments: Inspected, Repair or Replace

Settlement is observed at the porch. Settlement of the porch is often due to poor grading, soil or compaction issues, and ground heave. This condition may impair drainage. Settlement can result in water ponding on the porch, which will promote further deterioration of the porch over time. Low areas on the porch can result in ice patches in the winter, which pose a slip and fall hazard.

Rear porch has settled to the point that water does not completely shed away from the home.

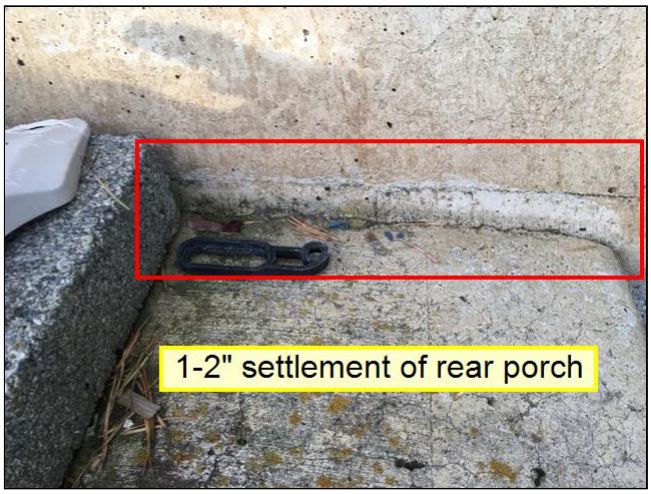
2.3 Item 1(Picture)

2.3 Item 2(Picture)

2.3 Item 3(Picture)

2.3 Item 4(Picture)

2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls

Comments: Inspected, Repair or Replace

Shrubs are planted to close to house. Shrubs planted close to a house may over time cause detrimental effects to the exterior components of the home. Shrubs tend to hold moisture near the house, and can promote moisture-related problems to the home's exterior finishes, and in some cases, the structure in the areas of contact. Some shrubs have water-seeking roots, which can extend to and clog the home's foundation drainage system. As a guide, the maximum outermost branches of a mature shrub should be no closer than 2 feet from any surface of the home.

2.4 Item 1(Picture)

2.4 Item 2(Picture)

2.4 Item 3(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Two Automatic

Garage Door Material:
Insulated

Garage Structure Type:
Attached / Integrated

Garage Sheet Rock/Fire Wall:
Yes

Garage Shelving Or Cabinets:
Not Applicable

Items

3.0 Garage Walls

Comments: Inspected

3.1 Garage Door Operators

Comments: Inspected

3.2 Occupant Door

Comments: Inspected, Repair or Replace

Garage occupant door automatic closer is defective or missing. A door closer provided for the door between the home interior and the garage shall be installed in a manner to ensure the door closes and latches in accordance with current industry standards for installation and safety. Doors between a home and an attached garage must be maintained to be gas-proof.

Locking mechanism on garage door handle was inoperable at the time of inspection.

3.2 Item 1(Picture)

3.2 Item 2(Picture)

3.3 Garage Ceilings

Comments: Inspected

3.4 Garage Floor

Comments: Inspected

3.5 Garage Door (s)

Comments: Inspected

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below Ground
Copper
220 Volts
110 Volt Only

Panel capacity:
200 AMP

Panel Type:
Circuit Breakers

Electric Panel Manufacturer:
THOMAS& BETTS(T&B)

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex Non-Metalic Sheathed Cable

GFCI Protected Outlets:
GFIC Outlets At Exterior
GFCI Outlets At Garage
GFCI Outlets in Kitchen
GFCI Outlets At Bathrooms

AFCI Protected Outlets:
No AFCI Protected Outlets In This Home

Smoke & Carbon Monoxide Detectors:
Insufficient Carbon Monoxide Alarms Installed

Electrical System Operation restrictions:
Electrical Panel Cover Was Not Removed

Items

4.0 Service Entrance Conductors

Comments: Inspected

4.1 Distribution Panels, Breakers and Grounding

Comments: Inspected

Panel cover screws are missing on the electrical panel . All screws for electrical panel covers should be installed to assure that the cover is properly located and securely attached. Screws used to secure the cover must be of the type supplied by the manufacturer, which have tips that are blunted, to prevent the piercing of wires when turning the screws into place.

4.2 Connected Devices, Outlets and Fixtures

Comments: Inspected, Repair or Replace

(1) **An electrical outlet is observed to be damaged.** The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet. An outlet that has been damaged may result in the internal contacts not being secured as required, and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be immediately replaced.

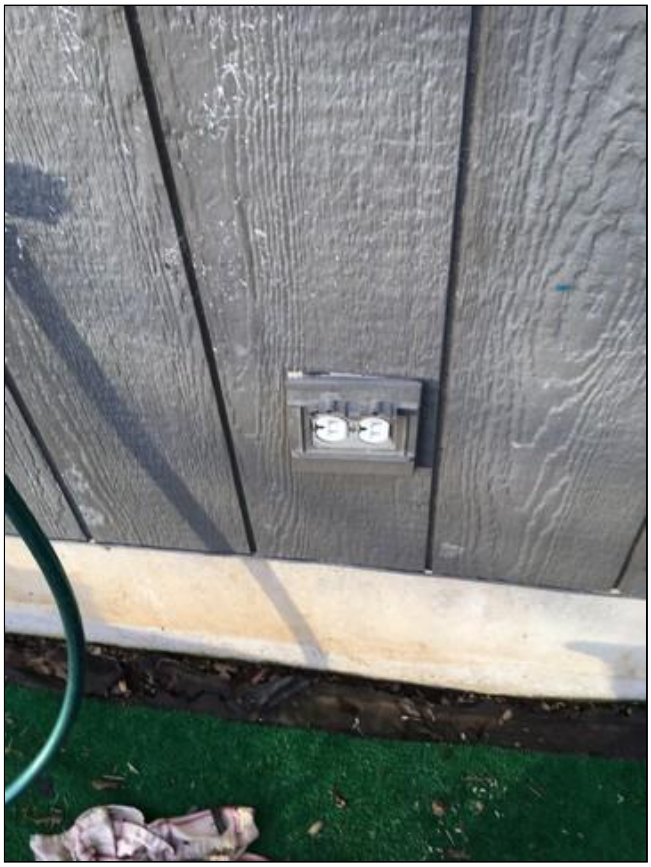
4.2 Item 1(Picture)

4.2 Item 2(Picture)

(2) **An electrical outlet is observed to be not adequately secured to its outlet box**. A loose receptacle may in certain circumstances present a risk of fire and electrical shock should the receptacle or exposed copper on wires come in contact with the side of the metal outlet box. Loose receptacles should be repaired to ensure they are properly positioned and secured in their outlet boxes. Regular home maintenance routines should include checking for and correcting loose receptacle.

Damaged exterior outlet cover. Electrical outlets installed in outdoor locations require protection from water entry and contaminants. An outlet with a missing or damaged cover, when in an outdoor location, is subject to damage and deterioration if its weathertight protection has been compromised. Receptacles displaying damage or deterioration should be immediately replaced and a suitable cover installed.

4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.2 Item 5(Picture)

4.3 Branch Circuits

Comments: Inspected

4.4 Operation of GFCI Outlets and AFCI Outlets

Comments: Inspected

No AFCI Protection. AFCI (Arc Fault Circuit Interrupters) are currently required on all 120volt outlets in the bedrooms of homes. This requirement includes receptacle circuits and lighting circuits. As a safety upgrade I recommend having a licensed electrical contractor install "Combination Type" AFCI breakers on the circuits to these rooms. See the Notes section of this report for additional info and proper testing of the breakers.

Currently all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas are required to be AFCI protected in many jurisdictions. Upgrading to current standards is recommended.

Installing these devices on circuits with knob & tube type wiring is also recommended to add a layer of safety to these older circuits until the wiring can be upgraded.

4.5 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located in the garage.

4.6 Smoke and Carbon Monoxide Detectors

Comments: Inspected, Repair or Replace

(1) **Carbon Monoxide alarms are missing or installed at improper locations.** Washington state requires carbon monoxide alarms to be installed in dwelling units built or manufactured in the state; requires the seller of any owner-occupied single-family residence to equip the resident with carbon monoxide alarms before the buyer or any other person may legally occupy the residence; allows the building code council to exempt categories of residential buildings if it determines that requiring carbon monoxide alarms are unnecessary to protect the welfare of the occupants.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

In addition:

CO alarms should not be installed directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up, creating false alarms.

A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

Installation locations vary by manufacturer. Manufacturers' recommendations differ to a certain degree based on research conducted with each one's specific detector. Inspectors will typically have no way of knowing the Manufacturers' recommendations and should limit comments to the (educated) obvious.

Smoke alarms appear to be past their life expectancy of 10 years.

4.6 Item 1(Picture)

4.6 Item 2(Picture)

(2) **Carbon Monoxide alarms are missing or installed at improper locations.** Washington state requires carbon monoxide alarms to be installed in dwelling units built or manufactured in the state; requires the seller of any owner-occupied single-family residence to equip the resident with carbon monoxide alarms before the buyer or any other person may legally occupy the residence; allows the building code council to exempt categories of residential buildings if it determines that requiring carbon monoxide alarms are unnecessary to protect the welfare of the occupants.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Water Meter Location:
Exterior Left

Water Pressure:
60 PSI

Hose Bibbs:
Exterior Front
Exterior Rear

Plumbing Water Supply (into home):
Not Visible

Plumbing Water Distribution (inside home):
Not Visible

Drainage Sewer System:
Public Storm Drainage System

Drain Waste & Vent Type / Material:
Public Sewer
ABS

Washer Drain Size:
2" Diameter

Water Heater Manufacturer:
BRADFORD-WHITE

Water Heater Age:
15 Years To 20 Years Old

Water heater Temperature:
100 Degrees

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
40 Gallon (1-2 people)

Water Heater Location:
Garage

Plumbing Restrictions & Exclusions:
Concealed Water Lines Not Inspected
Water Shut Off Valves Not Operated
Bath tub Overflows Not tested

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Repair or Replace

(1) **Sink is blocked or slow-draining.** A blockage in a fixture can result in back-up of waste water, affecting the performance of the sink. In some cases, a blocked drain can result in an overflow at the sink, which can result in extensive water damage.

5.1 Item 1(Picture)

(2) **Toilet has chips in porcelain surface .** Minor chips are often stable and do not require repair; however these should be monitored over time for change. Large chips may result in cracks, which may result in leakage over time and may require replacement of the toilet.

Toilet valve runs on when tank is full. This condition creates unnecessary waste of water, and the noise of the continually running water can be an annoyance. The toilet valve does not achieve its intended function of turning off the water supply fully when the tank is full.

5.1 Item 2(Picture)

5.1 Item 3(Picture)

(3) **Caulking is incomplete at shower floor**. Caulking is a preventative action to keep water from seeping into floors, and causing damage associated with leaks. Failure to provide effective sealing can result in damage and costly repairs. In order for **bacterial growth** to form, moisture content needs to exceed 19%. At certain points of the floor next to the shower pan, moisture readings have exceeded that.

5.1 Item 4(Picture)

(4) Exterior (rear) hose bib control valve missing attachment screw.

5.1 Item 5(Picture)

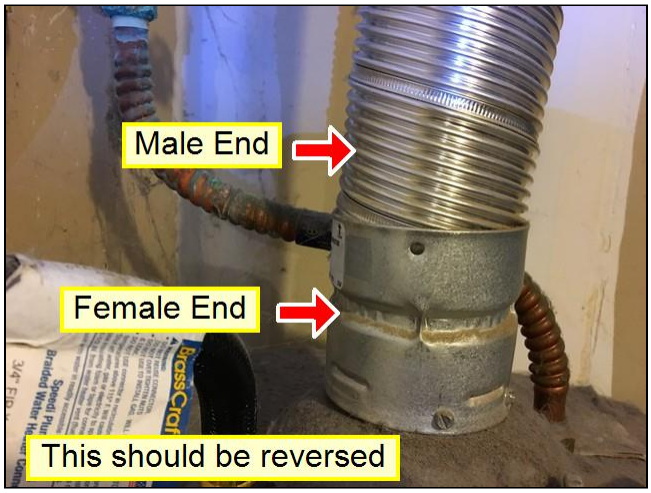
5.1 Item 6(Picture)

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

(1) **Water heater is past expected service life.** There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

The exhaust vent pipe for the hot water tank has been improperly installed. To permit safe venting of exhaust gases, where ever there is a connection made, it should be from male end to female end. Currently, the vent piping is installed reversed, causing gases to leak out into the garage.



5.2 Item 1(Picture)

5.2 Item 2(Picture)

5.2 Item 3(Picture)

(2) **Water heater is past expected service life.** There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium

chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

5.3 Main Water Shut-off Device Location

Comments: Inspected

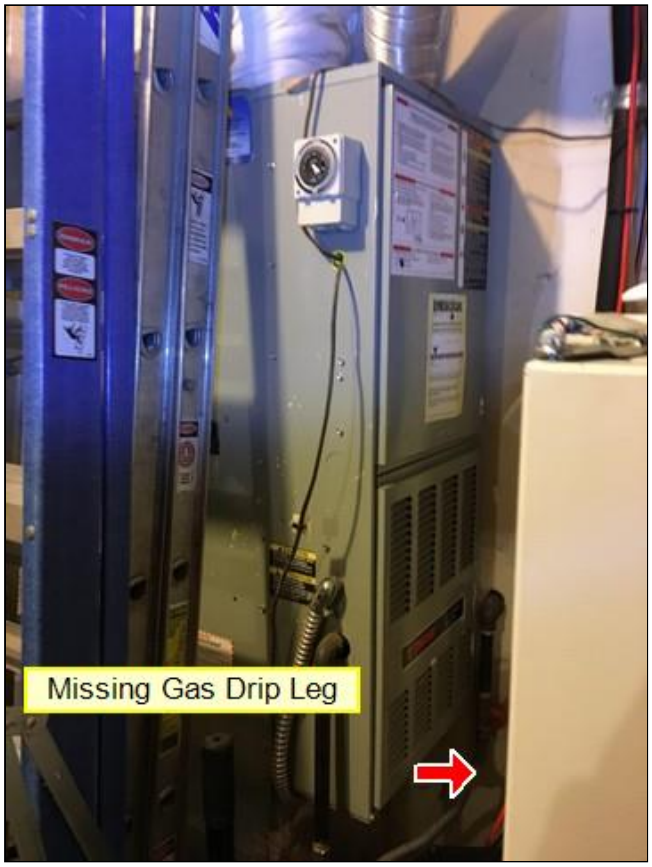
The main shut off is located inside the master room closet.

5.3 Item 1(Picture)

5.4 Gas or Fuel Oil Distribution System

Comments: Inspected, Repair or Replace

Appliance gas line does not have a drip-leg, or small vertical pipe designed to catch particulates before they reach and block the orifice in the gas control valve.



5.4 Item 1(Picture)

5.5 Main Fuel Shut-off Location

Comments: Inspected

The main fuel shut off is at gas meter outside

5.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)

Heat System Manufacturer:
AMERICAN STANDARD

Furnace / Heater Location:
Garage

Furnace Age:
15 To 20 Years Old

Energy Source:
Natural Gas

Number of Heat Systems (excluding wood):
One

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
20x20

Types of Fireplaces:
Gas/LP Log Starter

Operable Fireplaces:
Not Applicable

A/C or Heat Pump Manufacturer:
COLEMAN

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

A/C or Heat Pump Age:
15 To 20 Years Old

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Viewing Obstructions:
Furnace Access/Viewing Obstruction
HVAC Duct Viewing Obstruction in Attic
HVAC Duct Viewing Obstruction in Crawl Space

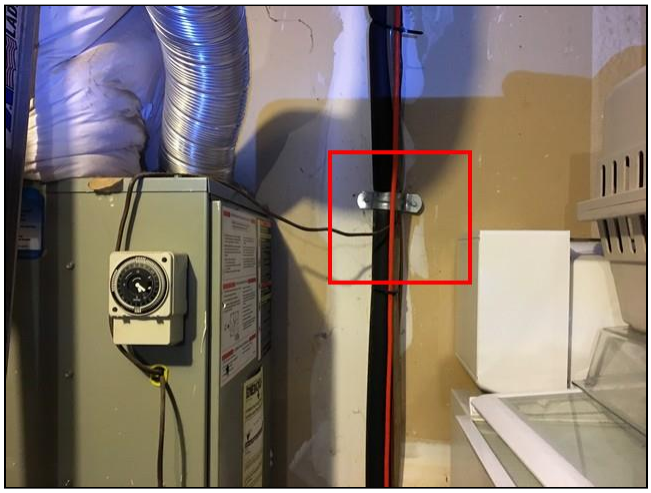
Items

6.0 Heating Equipment

Comments: Inspected, Repair or Replace

Service Furnace. A visual inspection has revealed that the furnace is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

Mounting hardware loose or missing.



6.0 Item 1(Picture)

6.0 Item 2(Picture)

6.1 Normal Operating Controls

Comments: Inspected

6.2 Automatic Safety Controls

Comments: Inspected

6.3 Distribution Systems

Comments: Inspected, Repair or Replace

(1) **The air filter for this furnace was dirty and should be changed.** Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

Reduced blower life due to dirt build-up on vanes, which increasing operating costs;

Reduced indoor air quality;

Increased resistance resulting in the filter being sucked into the blower;

This condition can be a potential fire hazard;

Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; and

Reduced air flow through the home.

6.3 Item 1(Picture)

(2) **Heat register boots are full of debris and should be cleaned.** Dirt and debris in the heat registers will emit dust and contaminates in to the air supply. All supply registers should be clean to improve the air quality of the home.

6.3 Item 2(Picture)

6.3 Item 3(Picture)

6.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

6.5 Chimneys, Flues and Vents

Comments: Inspected

6.6 Fire Places And Wood Stoves

Comments: Inspected

6.7 Gas/LP Firelogs and Fireplaces

Comments: Inspected

6.8 Cooling and Air Handler Equipment

Comments: Inspected, Repair or Replace

(1) **Air conditioner is due for annual service.** A visual inspection has revealed that the air conditioner is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor.

The future performance of the air conditioner is suspect. The current condition of the AC is such that the functionality of the unit to provide adequate cooling in the future is suspect. As a minimum, it is suggested that the AC be checked and tested by a HVAC specialist to better evaluate its current condition and future capability to provide cooling. Alternatively, consideration should be given to provide for future replacement should the AC fail to functionally and economically meet the cooling needs for this home.

6.8 Item 1(Picture)

6.8 Item 2(Picture)

(2) The foam sleeve on suction line is damaged at outside unit. Damaged/ Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

6.8 Item 3(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured Concrete

Crawl Space Access:
Interior Access

Method used to observe Crawlspace:
Crawled
Limited Access

Floor Structure:
Engineered I Beam Floor Joists
OSB Floor Sheathing

Wall Structure:
Wood Frame

Columns or Piers:
Not Applicable

Ceiling Structure:
Engineered Wood Truss

Roof Structure:
Engineered Wood Trusses

Roof-Type:
Gable

Method used to observe attic:
Walked

Attic Access:
Ceiling Hatch

Structural Viewing Restrictions:
Attic Insulation Obstruction
Attic Storage Obstruction
Crawl Space Height Restrictions
Garage Storage Obstruction
Interior finished Surfaces

Items

7.0 Foundations, Basement and Crawlspace

Comments: Inspected, Repair or Replace

Cracks in the foundation wall are observed during examination of the exterior of the home. At the time of inspection, the crack(s) are regarded to be **minor**. Ascertaining the cause of a crack cannot be readily determined during a home inspection, but are typically due to shrinkage of the concrete during curing, settlement of soils below the footings, pressure of soils against the foundation wall, or from a physical shock, seismic or hydrological event. **At the time of inspection, adverse effects are not observed.**

7.0 Item 1(Picture)

7.0 Item 2(Picture)

7.0 Item 3(Picture)

7.1 Walls (Structural)

Comments: Inspected

7.2 Columns or Piers

Comments: Inspected

7.3 Floors (Structural)

Comments: Inspected, Repair or Replace

Insufficient end support of beams. Structural beams are crucial to providing proper transfer of floor and wall loads to components such as the foundation, load-bearing walls, and support columns or posts. Typically, beams should have end bearing of about 3-1/2" (90 mm) over its supporting element.

7.3 Item 1(Picture)

7.4 Ceilings (Structural)

Comments: Inspected

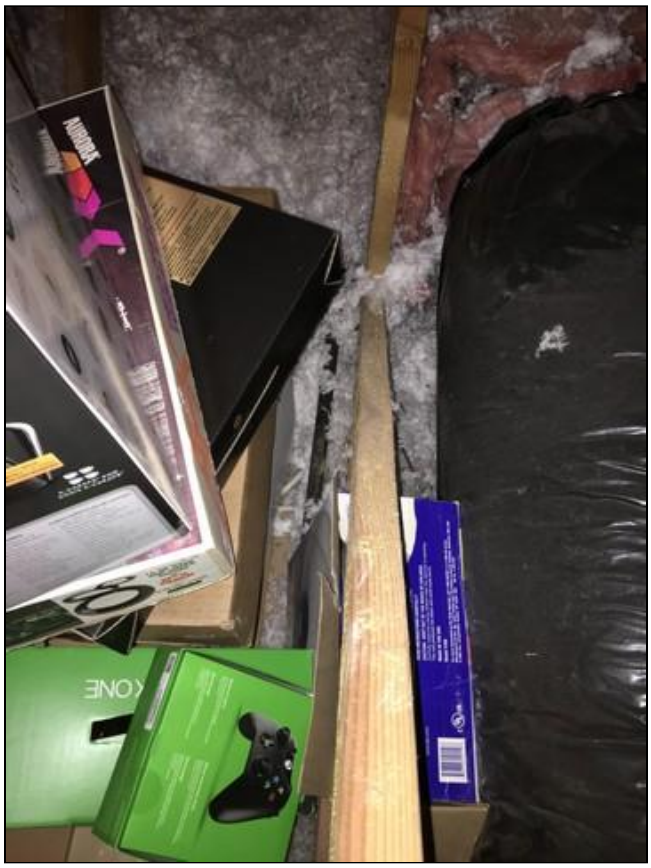
7.5 Roof Structure and Attic

Comments: Inspected, Repair or Replace

Alterations resulting in the addition of load that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading. For the most part, attics were not designed as storage spaces. They are a part of the raw underbelly of structure that holds a house together and protects it from the elements. Because of this, installing a floor to an attic always involves some level of disturbance. If the roof structure of your home was designed with prefabricated trusses, your attic was definitely not designed for any storage. There are several reasons for this. First, adding weight to the top of the bottom 2x4 that makes up the truss is a big no-no. Roof trusses are specifically designed to take the weight of the roof (and the snow, wind, rain, etc.) and distribute it downward and outward to the load-bearing exterior walls through a series of interconnecting wood framing pieces known as "chords". Adding storage to any other part of this finely tuned structural marvel risks weakening the roof system.

7.5 Item 1(Picture)

7.5 Item 2(Picture)



7.5 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Linoleum

Interior Doors:
Hollow core

Window Types:
Sliders

Window Material:
Vinyl

Shower Enclosure:
Plastic

Cabinetry:
Wood

Countertop:
Laminate

Stairs:
No Interior Stairs

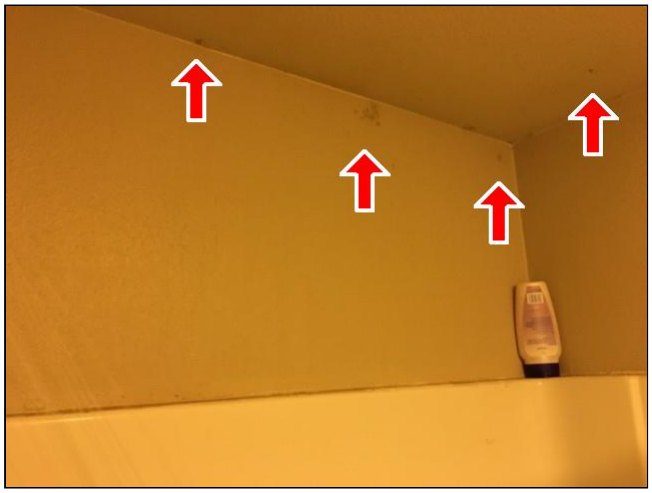
Interior Viewing Restrictions:
Furnishing Obstructions
Storage Obstructions
Finished Interior Surfaces
Surfaces Under Floor Coverings

Items

8.0 Ceilings

Comments: Inspected, Repair or Replace

Signs of fungi growth are present on ceiling. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



8.0 Item 1(Picture)

8.1 Walls

Comments: Inspected, Repair or Replace

Drywall is cracked. Minor cracks in drywall and plaster are normally a cosmetic issue, which can be readily repaired.

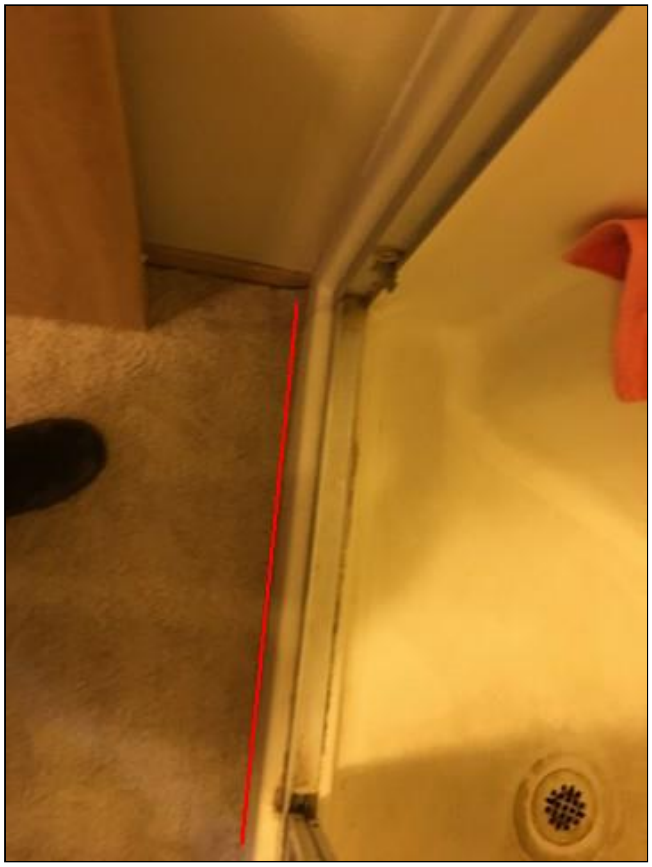
8.1 Item 1(Picture)

8.1 Item 2(Picture)

8.2 Floors

Comments: Inspected

(2) **Caulking between bathtub or shower and floor is deteriorated, missing, or incomplete**. Caulking should be installed to prevent water intrusion between to bathtub and floor.



8.2 Item 1(Picture)

8.3 Doors

Comments: Inspected, Repair or Replace

Interior door is damaged. A condition of physical damage impairs the appearance of the door. Certain forms of damage may affect the current or future operation of the door.

8.3 Item 1(Picture)

8.4 Windows

Comments: Inspected

8.5 Steps, Stairways, Balconies and Railings

Comments: Inspected

8.6 Shower Enclosure

Comments: Inspected

8.7 Counters and Cabinets

Comments: Inspected

Damage to the cabinet is noted. A condition of physical damage impairs the appearance of the cabinet. Certain forms of damage may affect the current and future performance of cabinet doors or drawers.

Cabinet drawers are noted to bind when they are opened and closed. Cabinet drawers that bind are prone to damage. Repair or adjustment to the drawer fit is recommended.

8.7 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Blown
R-30 Or Better

Attic Ventilation:
Gable Vents
Soffit Vents
Passive Roof Vents

Floor System Insulation:
Unfaced

Crawl Space Or Basement Ventilation:
Foundation Vent Screens

Exhaust Fans:
Kitchen Exhaust Re-circulates
Bathroom Ventilation Fans
Laundryroom Fan

Dryer Vent:
Metal

Vapor Barrier:
Vapor Barrier Complete

Viewing & Access Restrictions:
Limited Crawl Space Access
HVAC ducting restricted crawlspace inspection

Items

9.0 Insulation in Attic
Comments: Inspected

9.1 Insulation Under Floor System
Comments: Inspected

9.2 Exterior Door Insulation
Comments: Inspected

9.3 Vapor Barrier For Crawlspace or basement
Comments: Inspected

(1) **Evidence of rodents such as mice and rats can be found in most every structure regardless of how "tight" the structure may seem.** This is typical and expected. The same holds true for bees and wasps. Inasmuch as it is virtually impossible to effectively seal a structure against entry, your inspection cannot guarantee that no such evidence exists, nor can it guarantee that rodents, bees and/or wasps will not be found in or around the structure in the future. Your inspection cannot guarantee there are no small cracks or voids in the structure which might provide entry points for rodents, bees and wasps. Be aware that a pest management professional who does a detailed inspection of the structure solely for rodents will identify conditions and entry points not documented in this report.

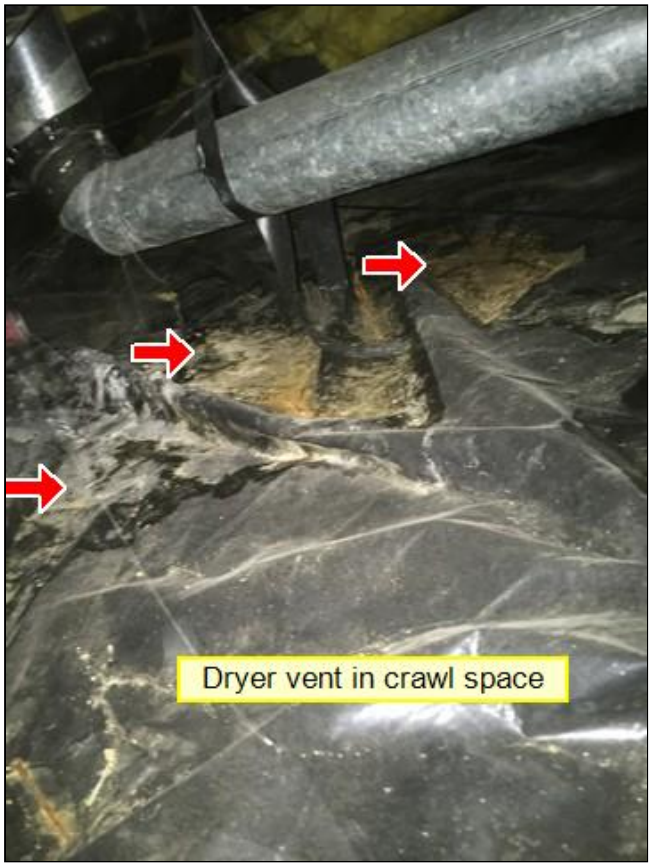
(2) **Due to restrictions, I could only reach 2 of the four corners of the crawlspace.**

9.3 Item 1(Picture)

9.4 Ventilation of Attic and Foundation Areas

Comments: Inspected, Repair or Replace

Moisture / mildew stains on vapor barrier indicates that dryer vent is damaged or clogged. Excessive lint in a dryer vent is a fire hazard and should be taken care of as soon as possible.



9.4 Item 1(Picture)

9.5 Venting Systems For Kitchens, Baths and Laundry

Comments: Repair or Replace

(1) **Vent above microwave does not appear to be connected. When operating the fan on the microwave, air is recirculated into the kitchen instead of through the vent to the exterior of the home.**

9.5 Item 1(Picture)

(2) **Exhaust fan is noisy.** An exhaust fan appears to be unusually noisy. This may be an indication that the fan is defective or has been incorrectly installed. Failure to correct may lead to premature failure of the fan, and may be an indication that the fan is not operating as intended.

Signs of bacterial growth on the shower ceiling could be caused by the lack of proper ventilation during shower use.

9.5 Item 2(Picture)

(3) **Kitchen exhaust fan does not vent to exterior.** Exhaust fans should be ducted to the exterior to ensure moist interior air is vented to the outside of the home. Exhaust fans must exhaust to the exterior, to ensure moist air is vented to the outside of the home, and to reduce humidity inside the home. Ducts not properly venting may result in moisture-related issues to the attic area, with mold and rot as possible consequential problems.**It is important to note that nonducted, recirculating kitchen range hoods provide no real ventilation - they simply recirculate the air collected from the cooktop back into the kitchen. They do not reduce moisture and have limited value in managing odors. For optimum kitchen air quality, always use kitchen range hoods, downdraft kitchen exhausters or fans, which vent directly to the outside of the home.**

9.6 Ventilation Fans and Thermostatic Controls in Attic

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher:
WHIRLPOOL

Range/Oven:
WHIRLPOOL

Cook Top:
WHIRLPOOL

Exhaust/Range hood:
WHIRLPOOL

Disposer Brand:
UNKNOWN

Built in Microwave:
WHIRLPOOL

Trash Compactors:
NO COMPACTOR

Refrigerator:
NOT INSPECTED

Oven/ Range Fuel Source:
Electric

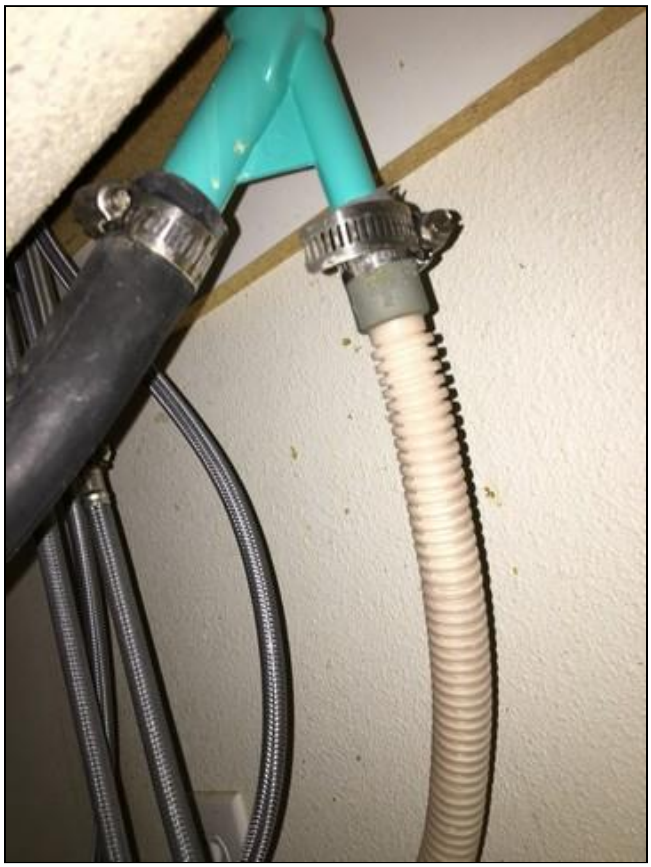
Clothes Dryer Power Source:
Electric

Items

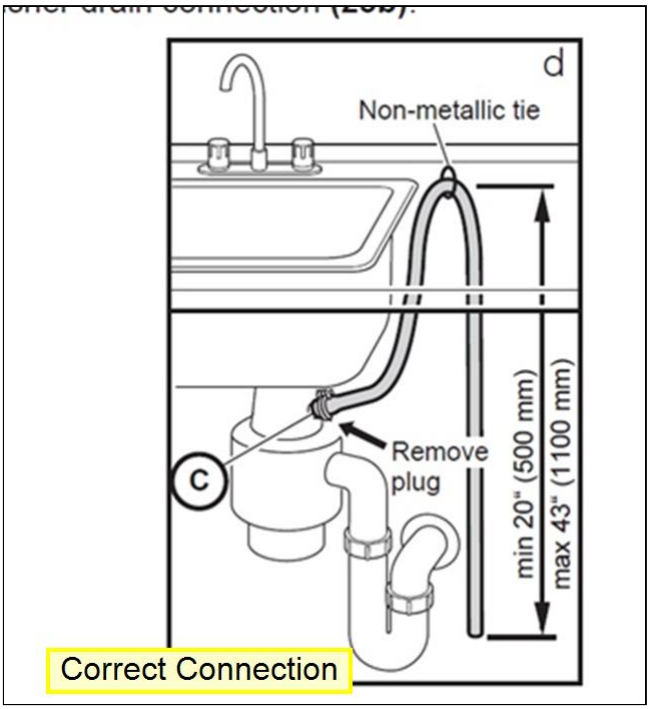
10.0 Dishwasher

Comments: Inspected, Repair or Replace

The dishwasher washer drain line is not looped to prevent back siphon. The dishwasher is functional but discharges without a mandated anti-siphon valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

10.2 Range Hood (s)

Comments: Inspected

10.3 Food Waste Disposer

Comments: Inspected

10.4 Trash Compactor

Comments: Not Present

10.5 Microwave Cooking Equipment

Comments: Inspected

10.6 Refrigerator

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

CCS Inspection Services, LLC

Olympia, WA.

Customer
Client Name

Address
11111 25th Street
Olympia WA 98513

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

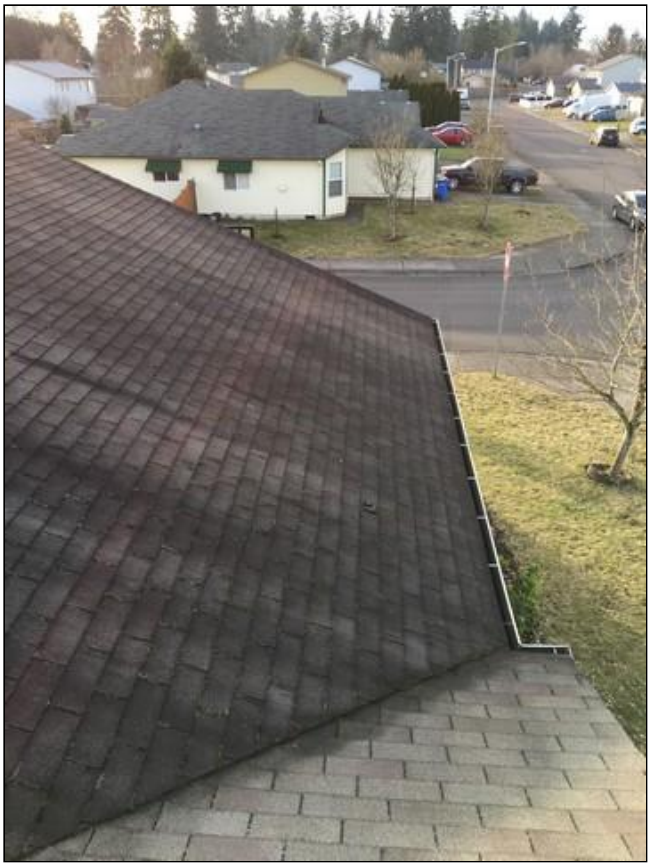
Inspected, Repair or Replace

Roof covering is at end of service life . The asphalt shingle roof surface is displaying indicators that the protective roof covering is at or near the end of its service life. The average expected service life of a asphalt shingle roof that has been properly cared for is 20 years. As a result of a review of the roof covering, the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the timing to ultimate failure of the roof covering in preventing water infiltration is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the home.

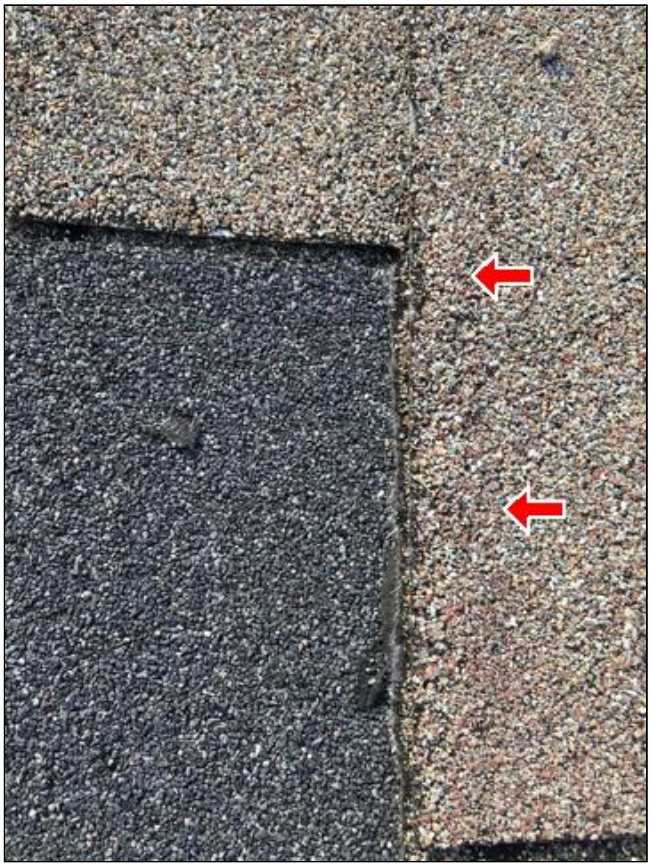
Asphalt shingles are missing. A missing roof shingle represents a localized reduction in the ability of the roof surface to protect against moisture penetration. Progressive damage may occur to underlying and adjacent shingles.

The condition may result in water infiltration to the interior. Missing shingle covering should be immediately repaired. A roofing specialist may be required to perform the repairs.

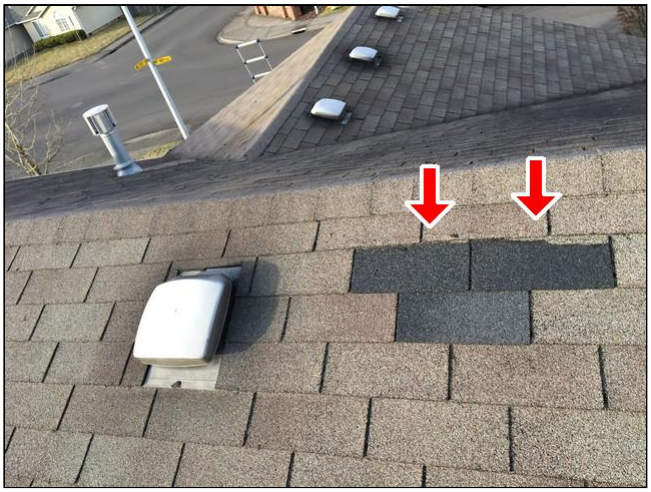
Asphalt shingle roof is patched. An area of roof covering is observed to have been patched as a result of a previous repair activity. Areas of shingle surface repair are often susceptible to future deterioration. Repairs often involve use of roofing adhesives which are exposed, and are therefore prone to deterioration from ultraviolet rays from the sun. Repaired areas should be closely monitored for indications of degradation that could affect the ability of the roof surface to protect against water infiltration. Extensive repairs may be an indication that the roof is near or past its useful life expectancy, and may be due for replacement.



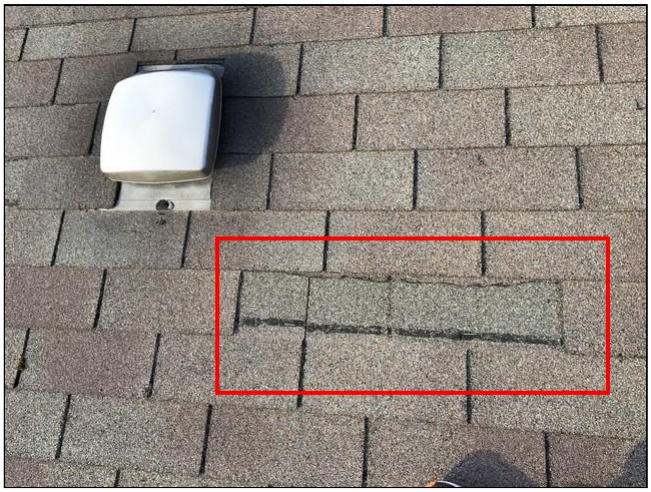
1.0 Item 1(Picture)



1.0 Item 2(Picture)

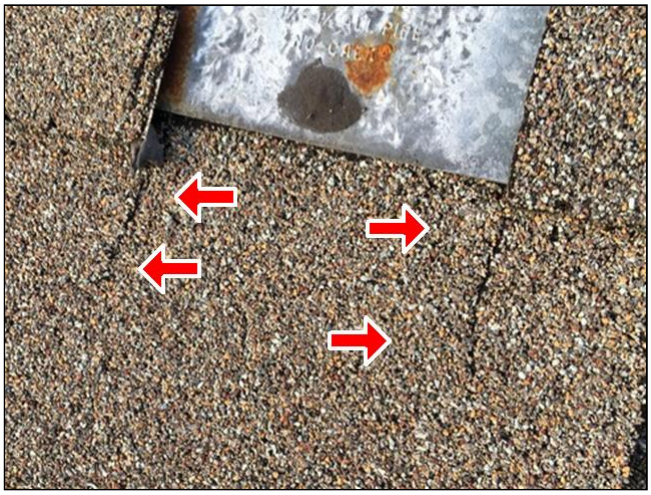


1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.0 Item 5(Picture)



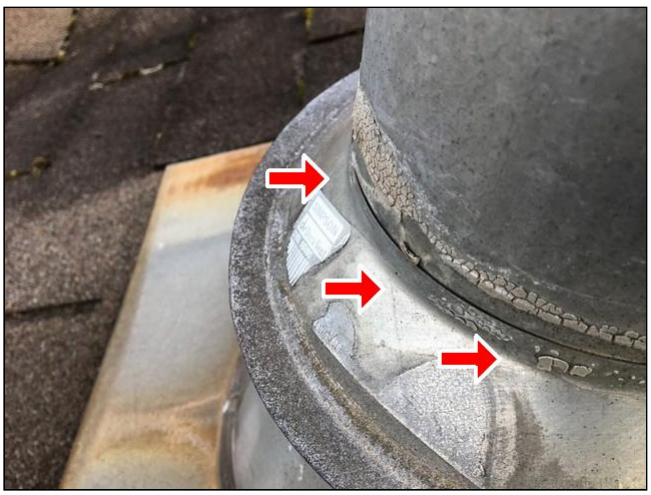
1.0 Item 6(Picture)

1.0 Item 7(Picture)

1.1 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

Sealant Missing. Sealant has deteriorated around the rain shield to the point that it no longer deflects water and can potentially cause water infiltration.

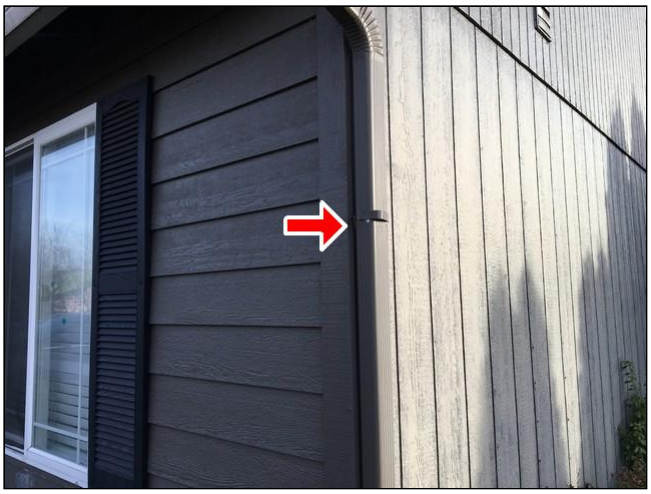


1.1 Item 1(Picture)

1.3 Roof Drainage Systems

Inspected, Repair or Replace

Gutter downspout is lose. Loose downspouts will over time become detached. Repairs should be conducted as soon as possible to prevent damage to the downspout. Repair should include properly securing the downspout to the structure and assuring that water freely flows and drains from the downspout



1.3 Item 1(Picture)

1.3 Item 2(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) **Wood siding is rotted**. Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the siding. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.

2.0 Item 1(Picture)

(2) **Exterior cladding material (OSB). This material is prone to moisture damage**. Composite wood siding, manufacture with wood chips and glue also called oriented strand board (OSB) siding is prone to swelling and deterioration if caulking and edge paint is not actively maintained .

2.0 Item 2(Picture)

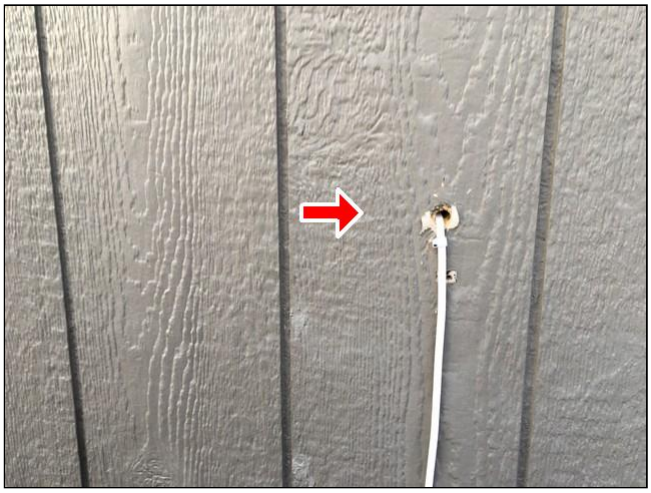
(3) **Joints between cladding materials are not properly sealed.** The junction areas between different cladding materials need to be sealed to prevent water, air, and pest infiltration into the home. The usual method of sealing is by caulking the gaps created at the junction areas.

2.0 Item 3(Picture)

2.0 Item 4(Picture)

(4) **Hole in the exterior siding is observed**. Unintended water, air or pest infiltration into the house can result in significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Unintended air infiltration may affect interior air quality and conditioning. Unintended pest entry can result in damage to interior finishes and belongings, and is some cases may present health risks. Corrective action is required to seal all openings through the exterior wall system.

2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.0 Item 7(Picture)

2.0 Item 8(Picture)

(5) **Exterior cladding material (OSB). This material is prone to moisture damage**. Composite wood siding, manufacture with wood chips and glue also called oriented strand board (OSB) siding is prone to swelling and deterioration if caulking and edge paint is not actively maintained .

2.1 Doors

Inspected, Repair or Replace

Sliding glass screen is improper size. Screen door restricts access

2.1 Item 1(Picture)

2.2 Windows

Inspected, Repair or Replace

(1) **Windows need caulking at several locations.** Caulking at window frames serves several functions, including preventing air, water, and pest infiltration, and restricting heat loss or gain through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Caulking repairs are required at the noted location(s), and should be performed at the earliest opportunity. Preventative maintenance should include reviewing and repairing exterior caulking at doors, windows, and wall penetrations at least twice a year.

2.2 Item 1(Picture)

2.2 Item 2(Picture)

2.2 Item 3(Picture)

(2) **Window screen damage is observed.** The primary purpose of the screen is to prevent pest entry when the window unit is used for ventilation. A secondary function of the screen is to restrict the ability of children or pets to unintentionally leave the house. Damaged screens will often result in unintended consequences, such as pest entry (insects, birds, rodents, etc.) or unintended "escape" of small children or pets. Although screens can be breached, their presence often restricts small children from leaving the home, and becoming exposed to risks to their safety. Windows are often at sufficient height from the ground that fall hazards should be considered as a primary safety concern. Damaged screens at windows are often considered to be cosmetically detracting.

2.2 Item 4(Picture)

2.2 Item 5(Picture)

2.2 Item 6(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover

Inspected, Repair or Replace

Settlement is observed at the porch. Settlement of the porch is often due to poor grading, soil or compaction issues, and ground heave. This condition may impair drainage. Settlement can result in water ponding on the porch, which will promote further deterioration of the porch over time. Low areas on the porch can result in ice patches in the winter, which pose a slip and fall hazard.

Rear porch has settled to the point that water does not completely shed away from the home.

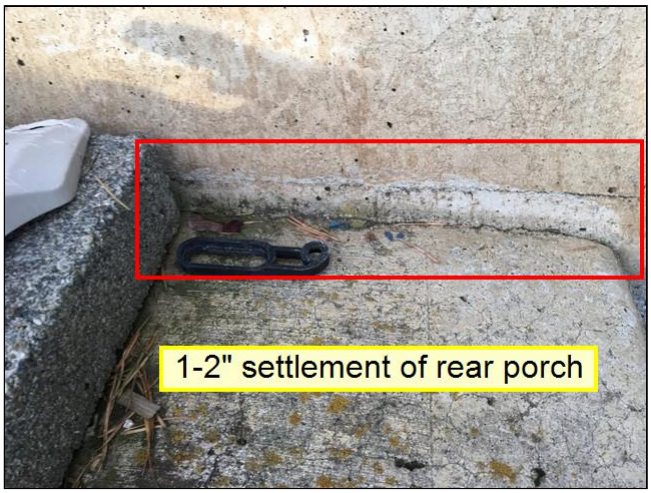
2.3 Item 1(Picture)

2.3 Item 2(Picture)

2.3 Item 3(Picture)

2.3 Item 4(Picture)

2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls

Inspected, Repair or Replace

Shrubs are planted to close to house. Shrubs planted close to a house may over time cause detrimental effects to the exterior components of the home. Shrubs tend to hold moisture near the house, and can promote moisture-related problems to the home's exterior finishes, and in some cases, the structure in the areas of contact. Some shrubs have water-seeking roots, which can extend to and clog the home's foundation drainage system. As a guide, the maximum outermost branches of a mature shrub should be no closer than 2 feet from any surface of the home.

2.4 Item 1(Picture)

2.4 Item 2(Picture)

2.4 Item 3(Picture)

3. Garage

3.2 Occupant Door

Inspected, Repair or Replace

Garage occupant door automatic closer is defective or missing. A door closer provided for the door between the home interior and the garage shall be installed in a manner to ensure the door closes and latches in accordance with current industry standards for installation and safety. Doors between a home and an attached garage must be maintained to be gas-proof.

Locking mechanism on garage door handle was inoperable at the time of inspection.

3.2 Item 1(Picture)

3.2 Item 2(Picture)

4. Electrical System

4.2 Connected Devices, Outlets and Fixtures

Inspected, Repair or Replace

(1) **An electrical outlet is observed to be damaged.** The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet. An outlet that has been damaged may result in the internal contacts not being secured as required, and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be immediately replaced.

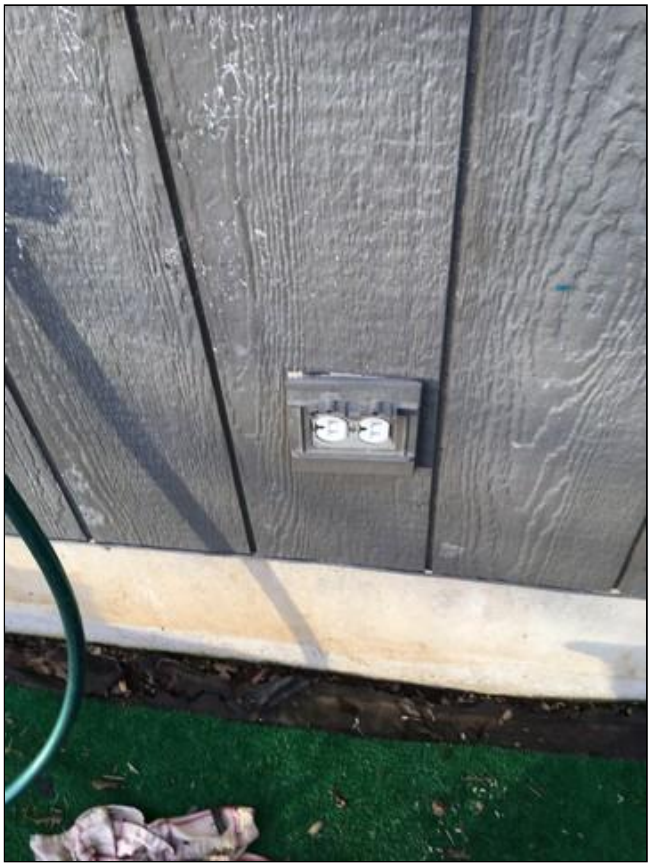
4.2 Item 1(Picture)

4.2 Item 2(Picture)

(2) **An electrical outlet is observed to be not adequately secured to its outlet box**. A loose receptacle may in certain circumstances present a risk of fire and electrical shock should the receptacle or exposed copper on wires come in contact with the side of the metal outlet box. Loose receptacles should be repaired to ensure they are properly positioned and secured in their outlet boxes. Regular home maintenance routines should include checking for and correcting loose receptacle.

Damaged exterior outlet cover. Electrical outlets installed in outdoor locations require protection from water entry and contaminants. An outlet with a missing or damaged cover, when in an outdoor location, is subject to damage and deterioration if its weathertight protection has been compromised. Receptacles displaying damage or deterioration should be immediately replaced and a suitable cover installed.

4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.2 Item 5(Picture)

4.6 Smoke and Carbon Monoxide Detectors

Inspected, Repair or Replace

(1) **Carbon Monoxide alarms are missing or installed at improper locations.** Washington state requires carbon monoxide alarms to be installed in dwelling units built or manufactured in the state; requires the seller of any owner-occupied single-family residence to equip the resident with carbon monoxide alarms before the buyer or any other person may legally occupy the residence; allows the building code council to exempt categories of residential buildings if it determines that requiring carbon monoxide alarms are unnecessary to protect the welfare of the occupants.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of

each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

In addition:

CO alarms should not be installed directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up, creating false alarms.

A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

Installation locations vary by manufacturer. Manufacturers' recommendations differ to a certain degree based on research conducted with each one's specific detector. Inspectors will typically have no way of knowing the Manufacturers' recommendations and should limit comments to the (educated) obvious.

Smoke alarms appear to be past their life expectancy of 10 years.

4.6 Item 1(Picture)

4.6 Item 2(Picture)

(2) **Carbon Monoxide alarms are missing or installed at improper locations.** Washington state requires carbon monoxide alarms to be installed in dwelling units built or manufactured in the state; requires the seller of any owner-occupied single-family residence to equip the resident with carbon monoxide alarms before the buyer or any other person may legally occupy the residence; allows the building code council to exempt categories of residential buildings if it determines that requiring carbon monoxide alarms are unnecessary to protect the welfare of the occupants.

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) **Sink is blocked or slow-draining.** A blockage in a fixture can result in back-up of waste water, affecting the performance of the sink. In some cases, a blocked drain can result in an overflow at the sink, which can result in extensive water damage.

5.1 Item 1(Picture)

(2) **Toilet has chips in porcelain surface .** Minor chips are often stable and do not require repair; however these should be monitored over time for change. Large chips may result in cracks, which may result in leakage over time and may require replacement of the toilet.

Toilet valve runs on when tank is full. This condition creates unnecessary waste of water, and the noise of the continually running water can be an annoyance. The toilet valve does not achieve its intended function of turning off the water supply fully when the tank is full.

5.1 Item 2(Picture)

5.1 Item 3(Picture)

(3) **Caulking is incomplete at shower floor**. Caulking is a preventative action to keep water from seeping into floors, and causing damage associated with leaks. Failure to provide effective sealing can result in damage and costly repairs. In order for **bacterial growth** to form, moisture content needs to exceed 19%. At certain points of the floor next to the shower pan, moisture readings have exceeded that.

5.1 Item 4(Picture)

(4) Exterior (rear) hose bib control valve missing attachment screw.

5.1 Item 5(Picture)

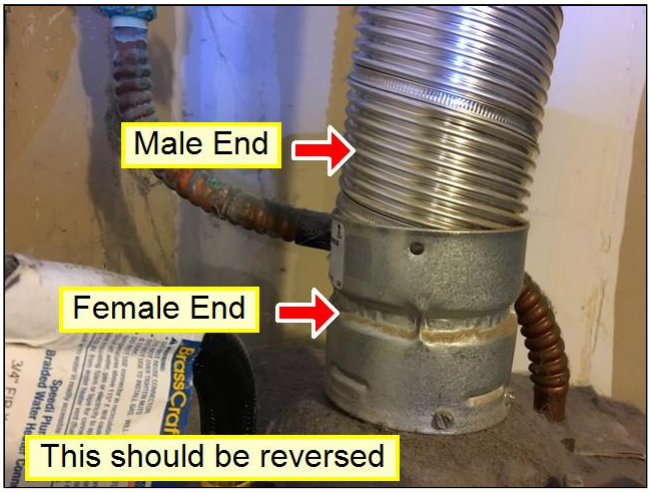
5.1 Item 6(Picture)

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

(1) **Water heater is past expected service life.** There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

The exhaust vent pipe for the hot water tank has been improperly installed. To permit safe venting of exhaust gases, where ever there is a connection made, it should be from male end to female end. Currently, the vent piping is installed reversed, causing gases to leak out into the garage.



5.2 Item 1(Picture)

5.2 Item 2(Picture)

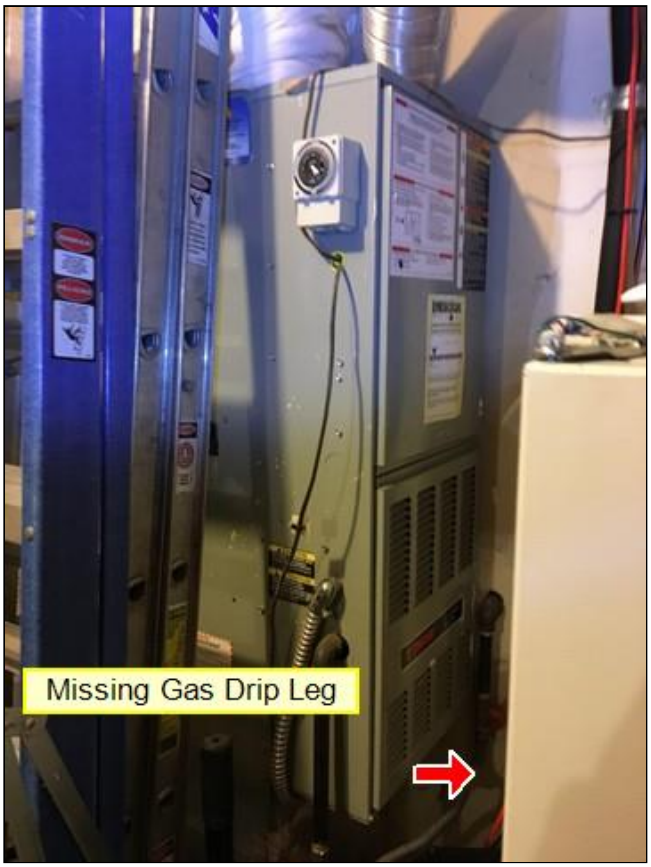
5.2 Item 3(Picture)

(2) **Water heater is past expected service life.** There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

5.4 Gas or Fuel Oil Distribution System

Inspected, Repair or Replace

Appliance gas line does not have a drip-leg, or small vertical pipe designed to catch particulates before they reach and block the orifice in the gas control valve.



5.4 Item 1(Picture)

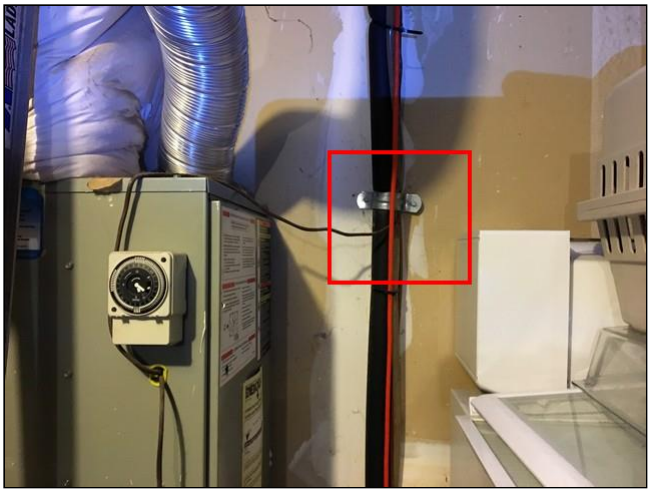
6. Heating / Central Air Conditioning

6.0 Heating Equipment

Inspected, Repair or Replace

Service Furnace. A visual inspection has revealed that the furnace is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

Mounting hardware loose or missing.



6.0 Item 1(Picture)

6.0 Item 2(Picture)

6.3 Distribution Systems

Inspected, Repair or Replace

(1) **The air filter for this furnace was dirty and should be changed.** Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

Reduced blower life due to dirt build-up on vanes, which increasing operating costs;

Reduced indoor air quality;

Increased resistance resulting in the filter being sucked into the blower;

This condition can be a potential fire hazard;

Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; and

Reduced air flow through the home.

6.3 Item 1(Picture)

(2) **Heat register boots are full of debris and should be cleaned.** Dirt and debris in the heat registers will emit dust and contaminates in to the air supply. All supply registers should be clean to improve the air quality of the home.

6.3 Item 2(Picture)

6.3 Item 3(Picture)

6.8 Cooling and Air Handler Equipment

Inspected, Repair or Replace

(1) **Air conditioner is due for annual service.** A visual inspection has revealed that the air conditioner is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor.

The future performance of the air conditioner is suspect. The current condition of the AC is such that the functionality of the unit to provide adequate cooling in the future is suspect. As a minimum, it is suggested that the AC be checked and tested by a HVAC specialist to better evaluate its current condition and future capability to provide cooling. Alternatively, consideration should be given to provide for future replacement should the AC fail to functionally and economically meet the cooling needs for this home.

6.8 Item 1(Picture)

6.8 Item 2(Picture)

(2) The foam sleeve on suction line is damaged at outside unit. Damaged/Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

6.8 Item 3(Picture)

7. Structural Components

7.0 Foundations, Basement and Crawlspace

Inspected, Repair or Replace

Cracks in the foundation wall are observed during examination of the exterior of the home. At the time of inspection, the crack(s) are regarded to be **minor**. Ascertaining the cause of a crack cannot be readily determined during a home inspection, but are typically due to shrinkage of the concrete during curing, settlement of soils below the footings, pressure of soils against the foundation wall, or from a physical shock, seismic or hydrological event. **At the time of inspection, adverse effects are not observed.**

7.0 Item 1(Picture)

7.0 Item 2(Picture)

7.0 Item 3(Picture)

7.3 Floors (Structural)

Inspected, Repair or Replace

Insufficient end support of beams. Structural beams are crucial to providing proper transfer of floor and wall loads to components such as the foundation, load-bearing walls, and support columns or posts. Typically, beams should have end bearing of about 3-1/2" (90 mm) over its supporting element.

7.3 Item 1(Picture)

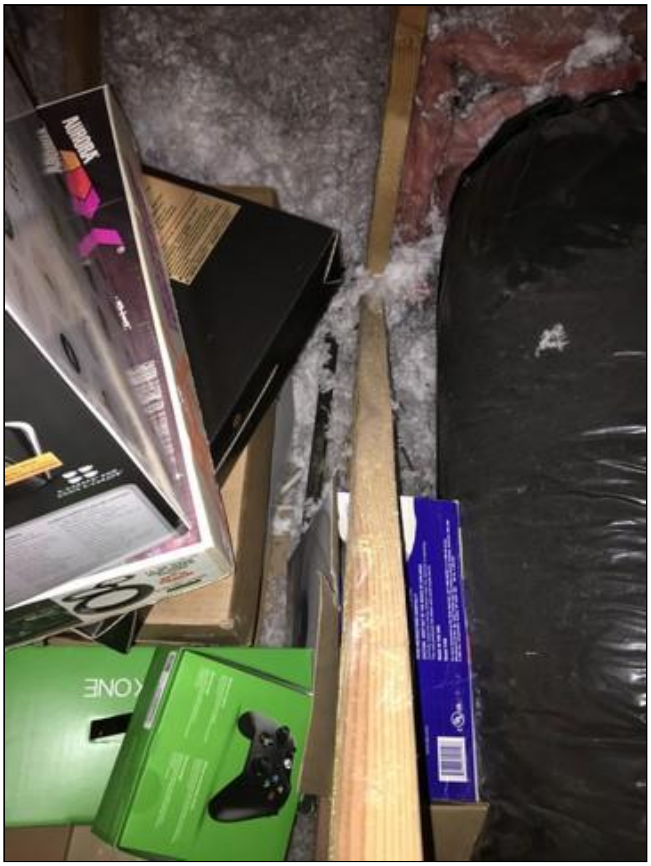
7.5 Roof Structure and Attic

Inspected, Repair or Replace

Alterations resulting in the addition of load that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading. For the most part, attics were not designed as storage spaces. They are a part of the raw underbelly of structure that holds a house together and protects it from the elements. Because of this, installing a floor to an attic always involves some level of disturbance. If the roof structure of your home was designed with prefabricated trusses, your attic was definitely not designed for any storage. There are several reasons for this. First, adding weight to the top of the bottom 2x4 that makes up the truss is a big no-no. Roof trusses are specifically designed to take the weight of the roof (and the snow, wind, rain, etc.) and distribute it downward and outward to the load-bearing exterior walls through a series of interconnecting wood framing pieces known as "chords". Adding storage to any other part of this finely tuned structural marvel risks weakening the roof system.

7.5 Item 1(Picture)

7.5 Item 2(Picture)



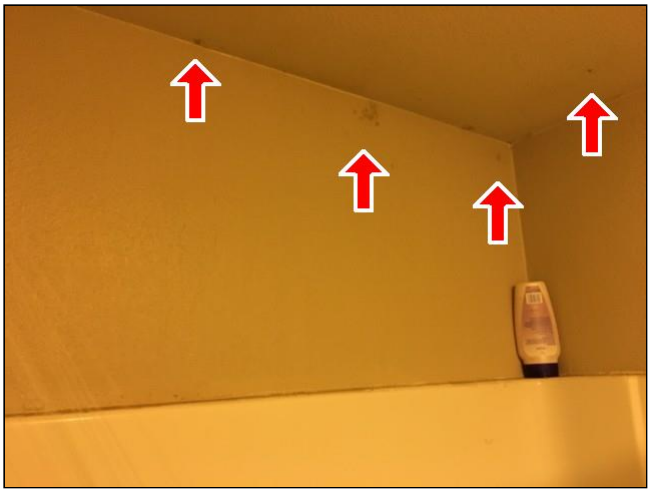
7.5 Item 3(Picture)

8. Interiors

8.0 Ceilings

Inspected, Repair or Replace

Signs of fungi growth are present on ceiling. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



8.0 Item 1(Picture)

8.1 Walls

Inspected, Repair or Replace

Drywall is cracked. Minor cracks in drywall and plaster are normally a cosmetic issue, which can be readily repaired.

8.1 Item 1(Picture)

8.1 Item 2(Picture)

8.3 Doors

Inspected, Repair or Replace

Interior door is damaged. A condition of physical damage impairs the appearance of the door. Certain forms of damage may affect the current or future operation of the door.

8.3 Item 1(Picture)

8.7 Counters and Cabinets

Inspected

Damage to the cabinet is noted. A condition of physical damage impairs the appearance of the cabinet. Certain forms of damage may affect the current and future performance of cabinet doors or drawers.

Cabinet drawers are noted to bind when they are opened and closed. Cabinet drawers that bind are prone to damage. Repair or adjustment to the drawer fit is recommended.

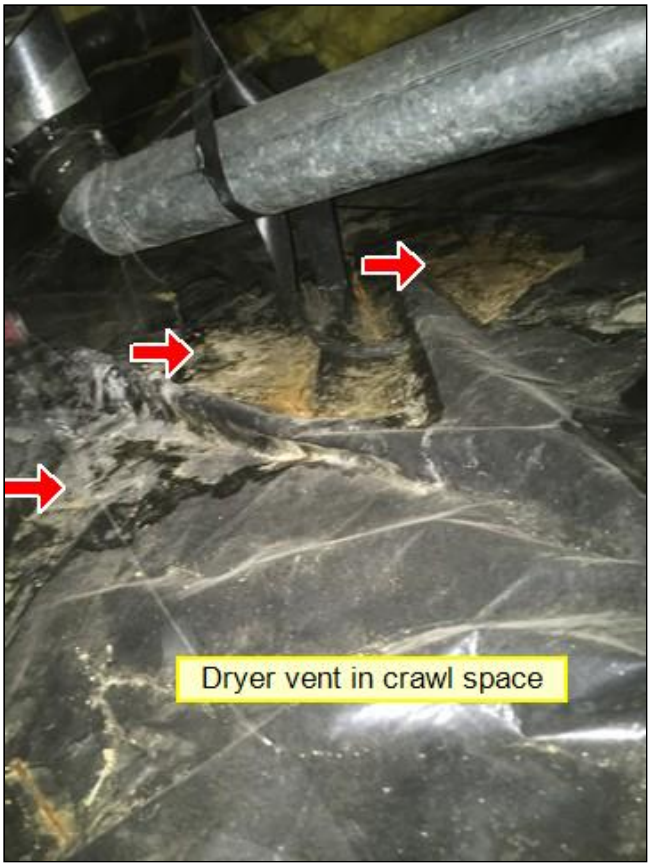
8.7 Item 1(Picture)

9. Insulation and Ventilation

9.4 Ventilation of Attic and Foundation Areas

Inspected, Repair or Replace

Moisture / mildew stains on vapor barrier indicates that dryer vent is damaged or clogged. Excessive lint in a dryer vent is a fire hazard and should be taken care of as soon as possible.



9.4 Item 1(Picture)

9.5 Venting Systems For Kitchens, Baths and Laundry

Repair or Replace

(1) **Vent above microwave does not appear to be connected. When operating the fan on the microwave, air is recirculated into the kitchen instead of through the vent to the exterior of the home.**

9.5 Item 1(Picture)

(2) **Exhaust fan is noisy.** An exhaust fan appears to be unusually noisy. This may be an indication that the fan is defective or has been incorrectly installed. Failure to correct may lead to premature failure of the fan, and may be an indication that the fan is not operating as intended.

Signs of bacterial growth on the shower ceiling could be caused by the lack of proper ventilation during shower use.

9.5 Item 2(Picture)

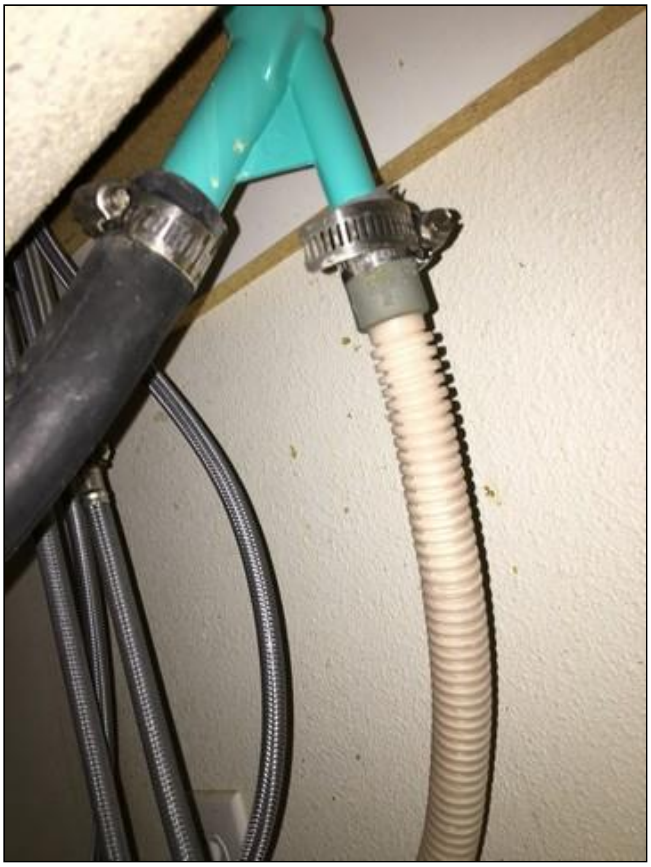
(3) **Kitchen exhaust fan does not vent to exterior.** Exhaust fans should be ducted to the exterior to ensure moist interior air is vented to the outside of the home. Exhaust fans must exhaust to the exterior, to ensure moist air is vented to the outside of the home, and to reduce humidity inside the home. Ducts not properly venting may result in moisture-related issues to the attic area, with mold and rot as possible consequential problems.**It is important to note that nonducted, recirculating kitchen range hoods provide no real ventilation - they simply recirculate the air collected from the cooktop back into the kitchen. They do not reduce moisture and have limited value in managing odors. For optimum kitchen air quality, always use kitchen range hoods, downdraft kitchen exhausters or fans, which vent directly to the outside of the home.**

10. Built-In Kitchen Appliances

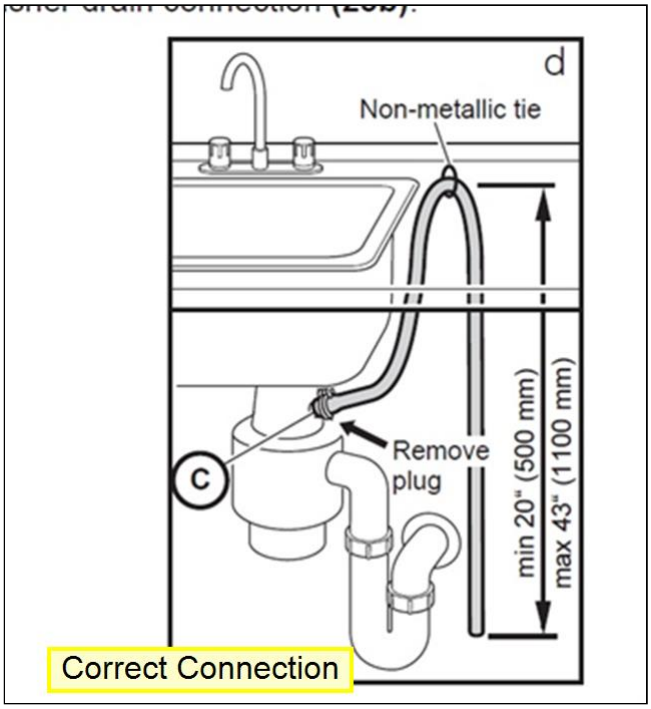
10.0 Dishwasher

Inspected, Repair or Replace

The dishwasher washer drain line is not looped to prevent back siphon. The dishwasher is functional but discharges without a mandated anti-siphon valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

CCS Inspection Services, LLC
Olympia, WA.
Inspected By: Steven Evans

Inspection Date: 1/30/2017
Report ID: 29/01/17

Customer Info:	Inspection Property:
Client Name 11111 25th Street Olympia WA 98513 **Customer's Real Estate Professional:**	11111 25th Street Olympia WA 98513

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method: Cash
Payment Status: Paid
Note: Paid