Thank you for your interest in this Faira Certified home.

We have coordinated the efforts of certified and licensed inspection and title professionals to create the Faira Transparency Reports for this home. The Faira Transparency Reports are a detailed portfolio of information that is prepared on behalf of buyers in preparation for making an informed offer on the property.

You may view more detailed information for this home and can make an offer at

http://www.faira.com/listings/11976

All of the information in the Faira Transparency Reports was gathered and compiled without any bias or influence from the seller(s). In fact, these reports are materially identical had you as the buyer(s) ordered the same professionals to perform the evaluations on the same date. Nevertheless, Faira takes no obligation of the reports being complete or accurate. The buyers are recommended to conduct their own due-diligence to their satisfaction.

Please contact us if you have any questions or would like more information.

We’re happy you’ve chosen a Faira Certified home and look forward to the opportunity of working with you!

The Faira Team
Home Inspection Report

4930 Glendale Ct SE
Olympia, WA 98501

Prepared for: Faira .com
Prepared by: Sound Choice Inspections, Inc.
229 Thomas St NW
Olympia, Washington 98502
360-561-0951
Licensed Home Inspector #226
Summary

Thank you for choosing Sound Choice Inspections to inspect this structure for you.

Below is the summary which contains a numbered list of the major findings from the inspection.

Please take the time to read the entire report. It contains other important information about the structure and the inspection.

Thanks again for choosing Sound Choice Inspections!

Client: Faira .com

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

Grounds

1. Patio: Concrete_ Some of the cracks are a possible tripping concern. Have a licensed contractor evaluate this area for needed repairs. This could include grinding of high edges and/or replacement of the slab.

Exterior Surface and Components

2. Trim: Wood_ The trim is in contact with or very near the ground in some locations. We recommend raking the soil to create 6" of clearance between the ground and siding. (Front, right corner)
Summary (Continued)

3. Patio Door: French doors, Metal entry door_ There was no trim under one back door. Have a licensed contractor evaluate and repair as needed.

Air Conditioning

4. Side yard AC System A/C System Operation: Appears serviceable_ To avoid possible compressor damage due to outside temperature below 60 degrees, the AC was not tested. The unit uses the same components in heat mode as in cooling mode only in reverse. If additional information about this system is desired, have a licensed HVAC contractor further evaluate it before commitment.

Electrical

5. Garage Electric Panel Manufacturer: Zinsco_ The electrical panel is a Zinsco brand panel. There is a body of evidence which suggests that these panels and circuit breakers are less than reliable. This is a controversial subject and experts differ in opinion. Replacing the panel with a new, modern panel would be the safest course of action. However we suggest consulting with a licensed electrical contractor for more information on this panel and options concerning it.

There is no protective bushing where a wire enters the panel. Have a licensed electrician repair as needed.

The cover screws were not the correct type and are a possible safety hazard since they are sharp at the ends and may pierce a wire. Recommend the proper type and number of screws be installed in a commercially reasonable manner.
6. Smoke Detectors: Battery operated. Smoke detectors were seen only in hallways. We recommend one in each bedroom and at each change of ceiling height. We recommend that all smoke alarm batteries be changed and that all units be tested at time of transfer of ownership and that the batteries be changed annually thereafter.

7. CO alarm Not seen. We recommend that they be installed in accordance with state law. From: RCW 19.27.530 and (WAC 51-50-0908)

   CO alarm installation requirements
   1. Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom and on each level of the residence.
   2. Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed
Summary (Continued)

CO alarm (continued)

in accordance with the code and the manufacturer's instructions.

3. Combined CO and smoke alarms are permitted.

Heating System

8. Garage Heating System Distribution: Metal duct. Insulation has fallen off of some ducts in the crawl area. This may increase heating costs and reduce the efficacy of the system. Have a licensed insulation or HVAC contractor evaluate and repair as needed.

9. Garage Heating System Flue Pipe: Double wall- "B" pipe, Metal flexible pipe. The flex pipe is not properly connected to the "B" pipe. Have a licensed HVAC contractor further evaluate and repair as needed.

There was no clearance between the flue pipe and the sheetrock or wood roof sheathing. A 1" clearance is required for safety with this pipe. We recommend changes be made in a commercially reasonable manner by a licensed HVAC contractor.
Heating System (Continued)

Flue Pipe: (continued)

Garage

10. Ceiling: *Sheetrock* A pull down ladder has been installed in the ceiling. This is a breach of the sheetrock, fire wall protection. Have a licensed, qualified contractor further evaluate for needed changes to restore the integrity of the garage fire wall.

11. Exterior Entry Door: *Metal* The paint was peeling on the trim. Have a qualified contractor evaluate and repair as needed.

Plumbing

12. Drain Pipes: *ABS* There is a small plumbing leak from the master shower drain in the crawl area. Have a licensed plumber confirm the location and repair as needed.
13. Faucets/Traps: Chrome fixture with a PVC trap. Corrugated drain pipe is not an approved plumbing fitting. It was not leaking at the time of the inspection. A licensed plumber is recommended to evaluate and estimate repairs if leaks develop. (Hall and master bathroom)
Summary (Continued)

14. Tub/Surround: Fiberglass tub and fiberglass surround. The tub faucet is not sealed to the surround. This may allow water to enter the wall. We recommend it be sealed in a commercially reasonable manner. (Hall bathroom)

15. Garage Water Heater Flue Pipe: Double wall- "B" pipe. There was no clearance between the flue pipe and the wood roof sheathing. A 1" clearance is required for safety with this pipe. We recommend changes be made in a commercially reasonable manner by a licensed HVAC contractor.

Interior

16. Ceilings: Sheetrock. It is possible that the popcorn ceiling contains asbestos. We recommend the ceiling be tested if more information is desired. Follow recommendations of local authorities or testing company to seal or remove.

Appliances

17. Disposal: In-Sinkerator. It is not recommended to use a garbage disposal unit in a home with a septic system. It can lead to expensive repairs of the septic system. We recommend having a licensed plumber remove this unit and install a normal drain and trap.

18. Air gap. None seen. The dishwasher drain is directly connected to the sink drain pipes. An air gap prevents wastewater backflow from entering the dishwasher and the potable water supply. Some new units have an internal air gap. We recommend that the buyers obtain the owners manual and confirm that this model has an air gap or have a licensed plumber install an air gap on this unit.

Attic

19. Above entire home Attic Bathroom Fan Venting: Vented to the outside through dedicated vents. We recommend that the vent pipes be insulated to help prevent condensation from forming inside the pipe.
20. **Insulation:** *None* _Area has never been insulated. The addition of insulation would lower heating costs and improve comfort in the home. Have a licensed insulation contractor install insulation as desired._

21. **Vapor Barrier:** *Clear plastic* _Plastic is not covering all the dirt which can allow moisture to build up under the structure. We recommend that a continuous, black, 6MM plastic vapor barrier be installed._

**Pest conditions**

22. There is cellulose debris in the crawl area in several locations, this is potentially food for bugs and could lead to infestation. We recommend that all rakeable and larger cellulose debris be removed.

There was evidence of rodents in the crawl area in many locations. Have a licensed *Pest Control Operator* evaluate for the control of rodents.
Pest conditions (Continued)

Droppings
# Table of Contents

- Definitions 11
- General Information 11
- Grounds 14
- Exterior Surface and Components 15
- Air Conditioning 16
- Roof 16
- Electrical 17
- Heating System 20
- Garage 22
- Plumbing 23
- Interior 26
- Appliances 27
- Structure 28
- Fireplace/Wood Stove 28
- Attic 29
- Crawl Space 30
- Pest conditions 31
Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

<table>
<thead>
<tr>
<th>Acceptable</th>
<th>Functional with no obvious signs of defect. No reportable conditions identified.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Present</td>
<td>Item not present or not found.</td>
</tr>
<tr>
<td>Not Inspected</td>
<td>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</td>
</tr>
<tr>
<td>Marginal</td>
<td>Item is requires repair, servicing or further evaluation.</td>
</tr>
<tr>
<td>Defective</td>
<td>Item needs immediate repair or replacement. It is unable to perform its intended function.</td>
</tr>
<tr>
<td>Safety Concern</td>
<td>Safety concern, recommend immediate correction.</td>
</tr>
</tbody>
</table>

General Information

Home Inspection and Pest Inspection Disclaimer

Sound Choice Inspections agrees to conduct a home inspection and/or a pest inspection in a professional manner consistent with the care and skill ordinarily exercised by other home inspection and pest control specialists. The inspection is for the purpose of providing information for the CUSTOMER of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION TO LIABILITY BELOW. This report and inspection are performed for the sole, confidential and exclusive use of the CUSTOMER. The home inspection will be performed according to the standard of practice of the Washington State Department of Licensing DOL. The pest inspection will be performed according to the standard of practice of the Washington State Dept. of Agriculture. A copy of the WSDA and/or the DOL standards of practice will be provided upon customer request. The written report will include the following only:

- General exterior: including drainage, grading, roof, gutter, and chimney
- General interior: including insulation, ventilation, windows, ceilings, walls, and floors
- Mechanical: including electrical, plumbing, hot water heater, heating and air-conditioning
- Structural: roof support system, basement and crawl space, foundation
- Structural pest, and other wood destroying organisms

Maintenance and other items may be discussed, but they are not part of this inspection. The inspection is not a code compliance inspection or certification for past or present municipal codes of any kind.

Please be advised, if the sub-crawl area has excessive standing water, animal feces or other conditions that the inspector feels are unsafe, the inspector may request that those conditions be corrected before a complete inspection of that area is completed.

It is agreed that this inspection will be of the readily accessible areas of the building and is limited to visual observations of evident conditions existing at the time of the inspection only. Concealed and latent defects and deficiencies are excluded from this inspection. Items, equipment, and systems will not be dismantled.

This report and inspection do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, asbestos, lead paint, mold, urea formaldehyde, flammable or toxic chemicals and water and airborne hazards. Also excluded are inspections and reports on wells, swimming pools, septic and sewer systems, fire sprinkler and detection systems, lawn sprinkler systems, security systems, central vacuum systems, and water softeners.
UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood that Sound Choice Inspections is not an insurer and that the inspection and report are not intended or to be construed as an express or implied guarantee or warranty of adequacy, performance, or condition of the structure, item or system at the inspection property address. The CUSTOMER hereby releases and exempts Sound Choice Inspections and its agents and employees of and from all claims of responsibility and liability for the cost of repairing or replacing any unreported deficiency or defect and for any consequential harm, property damage, personal injury of any nature, and/or legal fees.

In the event that Sound Choice Inspections and/or its agents or employees are found liable due to breach of contract, negligence, breach of warranty, negligent, or misrepresentation, then the liability of Sound Choice Inspections and its agents and/or employees shall be limited to the amount of the fee paid by the CUSTOMER for the inspection and report.

ACCEPTANCE: This report has no effect, force, or validation unless the customer signs and returns a copy to Sound Choice Inspections. We have read and understand the Disclaimer and Limits of Liability and do accept the same.

Inspection Fee: $460.03
General Information (Continued)

Property Information

Property Address 4930 Glendale Ct SE
City Olympia State WA Zip 98501
Contact Name Faira .com
Phone Fax

Client Information

Client Name Faira .com
Client Address
City State WA Zip
Phone (206) 960-4664 Fax
E-Mail vendors-wa@faira.com

Inspection Company

Inspector Name George Sharrett
Company Name Sound Choice Inspections, Inc.
Address 229 Thomas St NW
City Olympia State Washington Zip 98502
Phone 360-561-0951 Fax
E-Mail george@soundchoiceinspections.com
File Number 20180507
Amount Paid (Receipt) $460.03

Conditions

Others Present Owner Property Occupied Vacant
Estimated Age 46 Yrs. Entrance Faces East
Inspection Date 05/07/2018
Start Time 9:45 End Time 11:35
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 67° F
Weather : Cloudy Soil Conditions : Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached
Sewage Disposal Septic How Verified Owner
General Information (Continued)

Water Source  City  How Verified  Visual Inspection

Grounds

This inspection does not address any geological conditions or slope stability information. If information about these conditions is desired consult a licensed geologist or soils engineer. References to grade are limited to the areas near the exterior of the foundation and exterior walls. This is a limited, visual inspection and does not determine the condition or effectiveness of any underground piping, including water, sewer and septic systems. We recommend that the buyer inquire with the seller about any knowledge of the condition or recent repairs to these areas.

1. Acceptable  Driveway: Concrete
2. Acceptable  Walks: Concrete
3. Acceptable  Porch: Concrete
4. Marginal  Patio: Concrete  Some of the cracks are a possible tripping concern. Have a licensed contractor evaluate this area for needed repairs. This could include grinding of high edges and/or replacement of the slab.

5. Acceptable  Deck: Rear  The deck has been built on grade. It was not possible to inspect the underside of the structure. This area is exempt from this inspection and report.

6. Acceptable  Vegetation: None in contact with the home.
7. Acceptable  Grading: Flat
8. Acceptable  Swale: Adequate slope and depth for drainage
### Exterior Surface and Components

Note: Siding should be a minimum of 6" above the ground. Detection of the presence of concealed moisture, mold, wood rot decay or pest damage present behind exterior finishes is beyond the scope of this inspection.

It is recommended that all estimates for repairs and improvements be obtained prior to commitment. Concealed or latent defects may exist that can only be discovered with investigation that is beyond the scope of a home inspection. This applies to the entire report as well as the Exterior section of the report.

The exterior of a structure requires maintenance. This includes items such as caulk, paint, cleaning, etc. Consult your local library or trusted resources on the internet for additional information to maintain this structure.

#### Main body of home Exterior Surface and Components

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Type</th>
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<tbody>
<tr>
<td>1</td>
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<td>Plywood T-111</td>
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**Front of home Exterior Surface**

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<tbody>
<tr>
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<td></td>
<td>Cultured stones</td>
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<table>
<thead>
<tr>
<th></th>
<th>Marginal</th>
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<tr>
<td>3</td>
<td></td>
<td>Wood__ The trim is in contact with or very near the ground in some locations. We recommend raking the soil to create 6&quot; of clearance between the ground and siding. (Front, right corner)</td>
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</tbody>
</table>

<table>
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<tr>
<th></th>
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<th>Fascia: Wood</th>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Soffits: Wood</th>
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<tr>
<td>5</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Entry Doors: Fiberglass</th>
</tr>
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<tbody>
<tr>
<td>6</td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Marginal</th>
<th>Patio Door: French doors, Metal entry door__ There was no trim under one back door. Have a licensed contractor evaluate and repair as needed.</th>
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<td>7</td>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Windows: Vinyl sliders</th>
</tr>
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<tbody>
<tr>
<td>8</td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Window Screens: Vinyl mesh</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Air Conditioning

Side yard AC System

1. Marginal
   A/C System Operation: Appears serviceable. To avoid possible compressor damage due to outside temperature below 60 degrees, the AC was not tested. The unit uses the same components in heat mode as in cooling mode only in reverse. If additional information about this system is desired, have a licensed HVAC contractor further evaluate it before commitment.

2. Acceptable
   Condensate Removal: PVC

3. Acceptable
   Exterior Unit: Pad mounted

4. Manufacturer: Trane

5. Area Served: Whole building
   Approximate Age: 14 YRS

6. Type: Heat pump
   Capacity: 2.5 Ton

7. Acceptable
   Visible Coil: Copper core with aluminum fins

8. Acceptable
   Refrigerant Lines: Suction line and liquid line

9. Acceptable
   Electrical Disconnect: Breaker disconnect

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We inspect the roof for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. Opinions stated about the roof system are based on the general condition of the roof system at the time of the inspection. THESE DO NOT CONSTITUTE A WARRENTY THAT THE ROOF IS OR WILL REMAIN FREE OF LEAKS. ALL ROOF SYSTEMS REQUIRE ANNUAL MAINTENANCE. Moss and debris should not be allowed to build up on roofing, in valleys, or against flashings. Failure to perform routine maintenance will likely result in leaks and accelerated deterioration of the roof coverings and flashings. We also recommend an annual inspection of the exterior roof surfaces and the accessible areas of the attic to identify if leaks are evident. Start this annual inspection at the time the buyer takes possession of the home.

Main home & garage Roof Surface

1. Method of Inspection: Visual inspection, walking on roof

2. Acceptable
   Material: Asphalt shingle

3. Type: Dutch hip

4. Approximate Age: New

5. Acceptable
   Valleys: Asphalt shingle
### Roof (Continued)

6. **Acceptable**  
   Skylights: **Insulated glass**

7. **Acceptable**  
   Plumbing Vents: **ABS with rubber boots**

---

### Roof Water Control

8. **Acceptable**  
   Gutters: **Steel**

9. **Acceptable**  
   Downspouts: **Steel**

10. **Acceptable**  
    Leader/Extension: **Downspouts are connected to drain pipes.**

---

### Electrical

Our examination of the electrical system includes a visual inspection of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches and receptacles. Service equipment, proper grounding, wiring methods, and bonding are focal points. We inspect for adverse conditions such as solid aluminum branch wiring, lack of grounding and bonding, over fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, low voltage, security systems are not included in this inspection. We recommend you have the seller or a qualified specialist demonstrate the serviceability of these systems if desired.

Inoperative light fixtures often lack bulbs or have defective bulbs. Light bulbs are not changed during the inspection due to time constraints. Recommend all inoperable fixtures get a new bulb and if no light is created, have a licensed electrician further evaluate and repair it as needed.

We recommend smoke alarms at each change of ceiling height and in each bedroom. These units should be tested monthly.

We also recommend a carbon monoxide detector in every home, even if there are no combustion appliances. If the power were to go out and a space heater or electric generator that burns oil or other fuel were placed in the home or garage carbon monoxide could build to toxic levels.

John R. Hall Jr., the director of fire analysis and research for the National Fire Protection Association, a fire-safety research group in Quincy, Mass., concurred. "Like any other electronic device," he said, "smoke detectors have a useful life."

The exact length of that life span is unknown. Some fire-safety officials say it is about 10 years. We recommend that if the smoke detectors in your home are older than 10 years that they be replaced at the time of occupancy.

1. **Acceptable**  
   Service Entrance: **Under ground utilities**

2. Service Size Amps: 200 Volts: 110-240 VAC

3. **Acceptable**  
   Service: **Aluminum**
### Electrical (Continued)

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>Ground: Rod in ground</td>
</tr>
<tr>
<td>5.</td>
<td>120 VAC Branch Circuits: Copper</td>
</tr>
<tr>
<td>6.</td>
<td>240 VAC Branch Circuits: Copper</td>
</tr>
<tr>
<td>7.</td>
<td>Conductor Type: Romex</td>
</tr>
<tr>
<td>8.</td>
<td>Interior Lighting: 110 VAC</td>
</tr>
<tr>
<td>9.</td>
<td>120 VAC Outlets: Grounded</td>
</tr>
<tr>
<td>10.</td>
<td>240 VAC Outlets: Dryer outlet</td>
</tr>
</tbody>
</table>

**Garage Electric Panel**

**11. Safety Concern**

Manufacturer: Zinsco  The electrical panel is a Zinsco brand panel. There is a body of evidence which suggests that these panels and circuit breakers are less than reliable. This is a controversial subject and experts differ in opinion. Replacing the panel with a new, modern panel would be the safest course of action. However we suggest consulting with a licensed electrical contractor for more information on this panel and options concerning it.

There is no protective bushing where a wire enters the panel. Have a licensed electrician repair as needed.

The cover screws were not the correct type and are a possible safety hazard since they are sharp at the ends and may pierce a wire. Recommend the proper type and number of screws be installed in a commercially reasonable manner.
12. Maximum Capacity: **200 Amps**
13. **Acceptable** Main Breaker Size: 60 Amps
14. **Acceptable** Breakers: 15, 20, 30, 50, 60 AMP
15. **Acceptable** Bonding Bonding screw in place
16. **Acceptable** Door Bell: Hard wired
17. **Safety Concern** Smoke Detectors: Battery operated Smoke detectors were seen only in hallways. We recommend one in each bedroom and at each change of ceiling height. We recommend that all smoke alarm batteries be changed and that all units be tested at time of transfer of ownership and that the batteries be changed annually thereafter.
18. **Safety Concern** **CO** alarm Not seen**. We recommend that they be installed in accordance with state law. From: RCW 19.27.530 and (WAC 51-50-0908)

**CO** alarm installation requirements
1. Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom and on each level of the residence.
2. Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed in accordance with the code and the manufacturer's instructions.
Electrical (Continued)

3. Combined CO and smoke alarms are permitted.

19. Acceptable  Exterior Lighting: Surface mount

20. Acceptable  Exterior Electric Outlets: 110 VAC GFCI

Heating System

Our examination of the heating system includes a visual examination of the readily accessible heating equipment, thermostat, safety controls, venting, and means of air distribution. This inspection includes activating the system via the thermostat and a visual examination of the readily accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general functionality. Heat exchangers are inaccessible by design and are not part of the ASHI or Washington State Standards Of Practice adopted in 2009. They must be completely removed from the furnace to be fully evaluated. This inspection does not include disassembly of the furnace. The inspector does not light pilot lights that are off for liability reasons. Safety devices are not tested by the inspector. To obtain maximum efficiency and save, reliability we recommend that all furnaces be serviced annually by a qualified HVAC contractor. We also recommend that furnaces older than 20 years old be tested for cracks in the heat exchanger and the emission of carbon monoxide by a licensed HVAC contractor before closing.

Determining the condition of fuel oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes a costly condition to correct.

Garage Heating System


2. Manufacturer: Trane
3. Type: Forced air  Capacity: 80,000 BTU
4. Area Served: Whole building  Approximate Age: 14 YRS
5. Fuel Type: Natural gas
6. Acceptable  Blower Fan/Filter: Filter was clean
7. Marginal Distribution: Metal duct. Insulation has fallen off of some ducts in the crawl area. This may increase heating costs and reduce the efficacy of the system. Have a licensed insulation or HVAC contractor evaluate and repair as needed.

![Image of ducts in crawl area]

8. Acceptable Circulator: Electric blower

9. Safety Concern Flue Pipe: Double wall- "B" pipe, Metal flexible pipe. The flex pipe is not properly connected to the "B" pipe. Have a licensed HVAC contractor further evaluate and repair as needed.

There was no clearance between the flue pipe and the sheetrock or wood roof sheathing. A 1" clearance is required for safety with this pipe. We recommend changes be made in a commercially reasonable manner by a licensed HVAC contractor.

![Image of flue pipe connection issue]

![Image of clearance issue]
Heating System (Continued)

Flue Pipe: (continued)

10. Acceptable

Thermostats: Programmable

Garage

1. Type of Structure: **Attached**
   Car Spaces: **2**

2. **Safety Concern**
   Ceiling: **Sheetrock**
   A pull down ladder has been installed in the ceiling. This is a breach of the sheetrock, fire wall protection. Have a licensed, qualified contractor further evaluate for needed changes to restore the integrity of the garage fire wall.

3. Acceptable
   Walls: **Sheetrock**

4. Acceptable
   Floor/Foundation: **Poured slab**

5. Acceptable
   Garage Doors: **Solid Wood**

6. Acceptable
   Door Operation: **Mechanized**

7. Acceptable
   Service Doors: **Solid core**

8. Marginal
   Exterior Entry Door: **Metal**
   The paint was peeling on the trim. Have a qualified contractor evaluate and repair as needed.
Plumbing
The actual water temperature was not tested at the time of the inspection. Please note that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit. Recommend that the water heater be put on a setting that produces water that will not exceed this temperature to avoid possible harm from scalding.

We attempt to evaluate drain pipes by flushing and or running a large volume of water at every active fixture while observing its draw and watching for blockages or indications of slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system and or material make up of the pipes, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. I recommend that you ask the sellers if they have ever experienced any drainage problems, AND for houses over twenty years old we further recommend you to have the main waste line video-scanned by a non bias, underground pipe evaluation company before the close of escrow to determine potential pipe structure issues (i.e. cracks, brakes, root intrusions and crushes at the hidden, covered, and or underground sections) and interior pipe blockage problems.

Our review of the plumbing system does not include overflow drains because failure of these drains may cause damage to the structure, landscape irrigation systems, water wells, private or community water supply systems or private (septic) waste disposal systems. Review of these systems could be performed by qualified specialists, if desired, prior to closing.

Some manufacturers recommend that the temperature and pressure safety relief valve be tested once every six months. To test the valve the lever on the valve is lifted, which should result in (hot) water flushing through the valve and its discharge tube into a bucket placed below the discharge tube for that purpose or into a floor drain.

After lifting the relief valve opening lever, lower it gently back to its closed position. Rough handling of the relief valve test lever, such as allowing it to "snap" closed, can damage the temperature and pressure relief valve - a dangerous condition that could lead to a water heater explosion.

If water does not flow freely when the temperature/pressure relief valve is opened, the valve should be replaced by a licensed plumber, making sure that an approved, properly-rated TP valve is installed.

If your temperature/pressure relief valve has not been tested or replaced sooner than five years, some manufactures recommends that the TP valve should simply be replaced. More frequent replacement of the safety valve may be needed in areas where hard water is found. Consult a licensed plumber for additional information.
Plumbing (Continued)

1. **Acceptable**  Service Line: **Copper**
2. **Acceptable**  Main Water Shutoff: **At street**
3. **Acceptable**  Water Lines: **Copper**
4. **Acceptable**  Vent Pipes: **ABS**
5. **Defective**  Drain Pipes: **ABS**  There is a small plumbing leak from the master shower drain in the crawl area. Have a licensed plumber confirm the location and repair as needed.

6. **Acceptable**  Service Caps: **Accessible**
7. **Acceptable**  Kitchen Sink: **Stainless Steel**
8. **Acceptable**  Bathroom Sink/Basin: **Porcelain**
9. **Marginal**  Faucets/Traps: **Chrome fixture with a PVC trap**  Corrugated drain pipe is not an approved plumbing fitting. It was not leaking at the time of the inspection. A licensed plumber is recommended to evaluate and estimate repairs if leaks develop. (Hall and master bathroom)
### Plumbing (Continued)

**Faucets/Traps: (continued)**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>10. <strong>Acceptable</strong></td>
<td>Toilets: 1 1/2 Gallon Tank</td>
</tr>
<tr>
<td>11. <strong>Marginal</strong></td>
<td>Tub/Surround: Fiberglass tub and fiberglass surround. The tub faucet is not sealed to the surround. This may allow water to enter the wall. We recommend it be sealed in a commercially reasonable manner. (Hall bathroom)</td>
</tr>
<tr>
<td>12. <strong>Acceptable</strong></td>
<td>Shower/Surround: Fiberglass pan and fiberglass surrounds</td>
</tr>
<tr>
<td>14. <strong>Acceptable</strong></td>
<td>Manufacturer: Whirlpool</td>
</tr>
<tr>
<td>15. <strong>Acceptable</strong></td>
<td>Type: Natural gas, Capacity: 50 Gal.</td>
</tr>
<tr>
<td>16. <strong>Acceptable</strong></td>
<td>Approximate Age: 6 YRS, Area Served: Whole building</td>
</tr>
<tr>
<td>17. <strong>Safety Concern</strong></td>
<td>Flue Pipe: Double wall- &quot;B&quot; pipe. There was no clearance between the flue pipe and the wood roof sheathing. A 1&quot; clearance is required for safety with this pipe. We recommend changes be made in a commercially reasonable manner by a licensed HVAC contractor.</td>
</tr>
<tr>
<td>18. <strong>Acceptable</strong></td>
<td>TPRV and Drain Tube: Copper</td>
</tr>
</tbody>
</table>
Plumbing (Continued)

19. **Acceptable**  
   Hose Bibs: **Gate**

Gas Service

20. **Acceptable**  
   Gas Meter: **Exterior surface mount at side of home**

21. **Acceptable**  
   Main Gas Valve: **Located at gas meter**

22. **Acceptable**  
   Gas Service Line: **Black iron**

Laundry Area

23. **Acceptable**  
   Laundry Tub: **Fiberglass**

24. **Acceptable**  
   Washer Hose Bib: **Gate valves**

25. **Acceptable**  
   Washer Drain: **Wall mounted drain**

Interior

The inspection of the interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. A representative sample of the accessible windows and electrical outlets are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of these items may not be inspected.

The condition of the walls behind the wall coverings and furniture can not be judged. Only the general condition of visible portions of flooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of flooring under area rugs and carpet is not inspected. Determining the condition of insulated glass windows is not always possible due to different climatic conditions (temperature, lighting, weather) that may mask the damage. All fireplaces should be cleaned and inspected on a regular basis to make sure no cracks have developed. Large fires in the firebox can cause the firebox and the flue liners to overheat, possibly causing internal damage. If cracks or creosote buildup are noticed, have a licensed chimney contractor further evaluate the fireplace/flue for repairs as needed.

General Interior

1. **Acceptable**  
   Closets: **Serviceable**

2. **Marginal**  
   Ceilings: **Sheetrock**  
   It is possible that the popcorn ceiling contains asbestos. We recommend the ceiling be tested if more information is desired. Follow recommendations of local authorities or testing company to seal or remove.

3. **Acceptable**  
   Walls: **Sheetrock**
### Interior (Continued)

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Floors: Carpet, Laminate, Vinyl floor covering</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td></td>
<td>Acceptable Doors: Solid wood fiber</td>
</tr>
<tr>
<td>5</td>
<td>Acceptable</td>
<td>HVAC Source: Heating system register</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Kitchen

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Kitchen Cabinets: Wood and composite materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td></td>
<td>Kitchen Counter Tops: Stone</td>
</tr>
</tbody>
</table>

#### Bathroom

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Bathroom Cabinets: Wood and composite materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td></td>
<td>Bathroom Counter Tops: Stone</td>
</tr>
<tr>
<td>10</td>
<td>Acceptable</td>
<td></td>
</tr>
</tbody>
</table>

### Appliances

Only the appliance that are attached to the home were inspected. Washers, dryers, refrigerators and microwave ovens are exempt from this report and this inspection. The areas under and behind the refrigerator are also exempt from this report as it is beyond the scope of this inspection to move the refrigerator. Damage to the flooring could result.

To protect your investment it is recommended that a quality home warranty be purchased. Appliances, water heaters and the like can fail without warning. Ask your real estate professional about these warranties.

#### Kitchen

<table>
<thead>
<tr>
<th></th>
<th>Acceptable</th>
<th>Cooking Appliances: Electric oven &amp; range top</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Acceptable Ventilator: Hood vented to the outside</td>
</tr>
<tr>
<td>2</td>
<td>Acceptable</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Marginal</td>
<td>Disposal: In-Sinkerator. It is not recommended to use a garbage disposal unit in a home with a septic system. It can lead to expensive repairs of the septic system. We recommend having a licensed plumber remove this unit and install a normal drain and trap.</td>
</tr>
<tr>
<td></td>
<td>Acceptable</td>
<td>Dishwasher: Whirlpool</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Marginal</td>
<td>Air gap None seen. The dishwasher drain is directly connected to the sink drain pipes. An air gap prevents wastewater backflow from entering the dishwasher and the potable water supply. Some new units have an internal air gap. We recommend that the buyers obtain the owners manual and confirm that this model has an air gap or have a licensed plumber install an air gap on this unit.</td>
</tr>
<tr>
<td>6</td>
<td>Not Inspected</td>
<td>Refrigerator: Not part of inspection</td>
</tr>
</tbody>
</table>
Appliances (Continued)

Other Appliances

7. Acceptable  Dryer Vent: Rigid metal

Structure

1. Acceptable  Structure Type: Wood frame
2. Acceptable  Foundation: Main Home, Concrete footing with stem wall
3. Acceptable  Floor framing Beams with 1 1/2" x6" T&G decking
5. Acceptable  Beams: Solid wood
6. Acceptable  Bearing Walls: Wood frame
7. Acceptable  Floor/Slab: Poured slab in garage

Fireplace/Wood Stove

The National Fire Protection Association recommends that all chimneys, fireplaces and vents be inspected annually. In addition to this requirement, there are other times when chimney and venting systems should be inspected, such as:
1. After any unusual, or sudden occurrence event, such as a chimney fire, lightning strike, or earthquake.
2. Prior to purchasing a home with an existing chimney.
3. Whenever changes are made to a chimney or vent system, including replacement of connected appliances.
4. Prior to major system repairs.

You should be aware that even the most thorough inspection may not reveal all problems. Some areas of a chimney simply are not assessable due to construction of the house. Be sure to discuss any specific concerns with your chimney service technician. The actual inspection technique will often be based on your comments and concerns. Well trained chimney technicians are trained to perform the appropriate level of inspection based upon the use of the chimney and any performance problems or safety concerns using the NFPA 211 as a standard.

Living Room Fireplace

1. Acceptable  Fireplace Construction: Stone

2. Type: Wood burning
3. Acceptable  Smoke Chamber: Fire brick & steel
4. Acceptable  Flue: Concrete lined. The flue was not visually inspected, the top is sealed with a
Fireplace/Wood Stove (Continued)

Flue (continued)
cap and insulation. We recommend additional information about the serviceability of the flue be obtained by having a licensed chimney contractor verify it is clean and functioning properly. It may need to be cleaned.

5. Acceptable Damper: Metal
6. Acceptable Hearth: Stone

Central Chimney

7. Acceptable Chimney: Stone
8. Acceptable Flue/Flue Cap: Metal
9. Acceptable Chimney Flashing: Galvanized

Dining Area Fireplace

10. Acceptable Freestanding Stove: Wood burning

11. Acceptable Fireplace Construction: Manufactured Steel Stove
12. Acceptable Smoke Chamber: Fire brick & steel
13. Acceptable Flue: Metal
14. Acceptable Damper: Metal
15. Acceptable Hearth: Stone

Attic

Above entire home Attic

1. Method of Inspection: In the attic
2. Acceptable Roof Framing: 2x4 Truss
3. Acceptable Sheathing: 1/2" Strand board (OSB)
4. Acceptable Ventilation: Ridge and soffit vents
5. Acceptable Insulation: Blown in, Fiberglass
Attic (Continued)

6. Marginal  Bathroom Fan Venting: Vented to the outside through dedicated vents. We recommend that the vent pipes be insulated to help prevent condensation from forming inside the pipe.

Crawl Space

Many of the dwelling's structural components and portions of the mechanical system are visible in the crawl space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was inspected for proper function, excessive wear, abnormal deterioration and damage.

Significant or frequent water accumulation can affect the structures foundation and support system, possibly lead to mold production, poor indoor air quality or pest damage. This condition would require further evaluation by a licensed drainage contractor. We advise home owners to monitor the crawl area during the rainy season for water and to contact a drainage contractor if present.

1. Method of Inspection: Crawl corner to corner and to all plumbing areas
2. Acceptable  Access: Wood cover, outside
3. Acceptable  Ventilation: Vents in foundation
4. Defective  Insulation: None Area has never been insulated. The addition of insulation would lower heating costs and improve comfort in the home. Have a licensed insulation contractor install insulation as desired.
Crawl Space (Continued)

5. Marginal  Vapor Barrier: Clear plastic. Plastic is not covering all the dirt which can allow moisture to build up under the structure. We recommend that a continuous, black, 6MM plastic vapor barrier be installed.

Pest conditions

1. Marginal  There is cellulose debris in the crawl area in several locations, this is potentially food for bugs and could lead to infestation. We recommend that all rakeable and larger cellulose debris be removed.

There was evidence of rodents in the crawl area in many locations. Have a licensed Pest Control Operator evaluate for the control of rodents.
Pest conditions (Continued)

127 (continued)

Droppings