

June 12, 2014

Mr John Doe
Sample address, Puyallup, WA 98375

Site: Sample address
Tacoma, WA 98407



Dear Mr. Doe,

At your request, a visual inspection of the above referenced property was conducted on June 10, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call our office for any clarifications or further questions.

Health and Safety

ELECTRICAL SYSTEMS

Electrical Outlets:

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.



Other Electrical Circuitry:

Smoke Detectors:

None - There were no smoke detectors noted in the downstairs bedroom or downstairs area.

Lighting:

Bathroom #2:

Action Necessary - The lighting in this bathroom needs immediate repair. There is a light fixture installed in the shower that is not rated for a wet area. Please replace with an appropriate unit to guard against electrical shock.



PLUMBING SYSTEM

Water Heater:

Exposed Water Heater Condition:

It shows some age, but it appears sound.

I am unable to tell when the water was installed. This water heater is improperly installed if installed in recent years. This water heater needs to be sitting on an elevated platform or stand unless it is a FVIR system. (Flammable Vapor Ignition Resistant) 2012 International Residential Code 2801.6.



Flue/Exhaust Pipe Condition:

Attention Needed - The flue piping needs some minor attention or adjustment in the upstairs closet. The B-vent needs 1" clearance from combustible materials. Please see a licensed contractor to review this situation.





Action Necessary - The flue piping is in need of Immediate Action due to incorrect union used for the piping of the hot water heater vent pipe in the attic.



BEDROOMS

Master Bedroom:

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3:

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Maintenance

FOUNDATION

Foundation:

Visible Foundation Wall Cracks at Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior. Cracks less than 1/4 inch were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.

This particular crack looks to have been repaired and does not show any recent movement. Please monitor this issue periodically. With the age of the home, settling cracks are normal.



ROOF & ATTIC

Roofing:

Cover Layers:

The roof covering on the main structure appears to have more than two layers. This is over the allowable. When the covering needs to be replaced, it will be necessary to peel all layers off before reinstalling. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.



Condition of Roof Covering Material:

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. **Attention Needed** - This roof has signs of aging and a reduced remaining service life. Attention is needed now to prolong its service life. We observed the following indications of wear and need for maintenance: There is limited moss growth in the valleys that needs to be cleaned. Please seek a contractor to maintain the roofing materials.



Flashing:

Action Necessary - Some portion of the roof flashing needs repair or replacement.

The flashing around the chimney looks suspect. Please have an experienced roofing contractor evaluate this flashing and if repairs or replacement of the flashing is necessary.



Evidence of Leakage:

Possible evidence of leakage around the chimney into the study. In the roofing portion of the report, I noted that the chimney flashing is suspect. This lead me to the study and I noticed that the wall paper behind the door on the chimney side of the door is loose. The walls are not stained and there is no sign of significant damage. Please have a licensed contractor review this area.



Attic & Ventilation:

Evidence of Leaks on Interior of Attic:

There is water staining on the attic floor. The stains are not currently wet nor do they have an elevated moisture content.



Ventilation Hi/Low:

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There is at least one rooftop turbine installed.

Attention Needed - There appear to be vents installed; however, the existing vents need some attention in order to perform correctly.

Several of the passive ridge vents are covered with insulation. Please consult a contractor for an adequate solution.



Action Necessary - There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation. I'm unable to determine the ultimate efficiency of the venting system, but the system is lacking adequate flow from the soffit vents located in the eaves to the ridge and turbine vents. The insulation is blocking the flow of air at the floor of the attic space. Please consult a roofing contractor to see if the system needs to be modified.



STRUCTURAL

Deck, Porch or Balcony:

Framing of Deck/Porch:

Attention Needed - There is some area of the framing that is in need of attention.

This portion of the decking appears to only be toe-nailed to the joists. I believe this deck may have been this way for some time. Please consider installing proper hangers to prolong the life of the deck for this load bearing girders.



Supporting Posts:

Attention Needed - The supports appear to be in need of retrofit. The rim joist of the deck looks to have appropriate bearing but is not fastened properly. Please see a contractor about a retrofit. Obviously, this deck is not new and has been this way for quite some time.



Deck or Porch Railings:

The railings as installed are functional.

Attention Needed - The railings are in place; however, some repair is recommended. The railing posts may need to be tightened to provide a better feeling of safety. Also, the cable in place of slats meets the necessary requirements, but I would prefer these be tightened to ensure that they do not move too much in the event that a little person tries to crawl through.

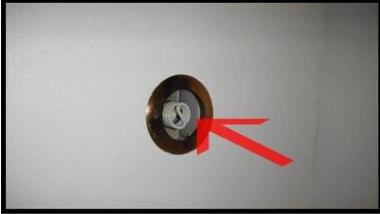


ELECTRICAL SYSTEMS

Other Electrical Circuitry:

Exterior Lighting:

Attention Needed - Some portion of the exterior security lighting is not functioning as intended. Please ensure a proper cover for this light is installed.



PLUMBING SYSTEM

Plumbing:

Water Pressure:

Action Necessary - The water pressure is over 100 psi. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range. Water pressure was checked at an exterior hose bibs.



Exterior Hose Bibs Functional:

The exterior hose bib(s) appeared to function normally.

The hose bibs installed are not a frostproof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibbs, and shut off the water when freezing temperatures are anticipated.



Functional Supply:

Action Necessary - A condition exists in the water supply that restricts water flow to a degree that repairs may be necessary.

This condition was noted in the downstairs bath when filling the tub and also when operating the downstairs bathroom shower.



Water Heater:

Safety Overflow Pipe:

Attention Needed - There is an overflow pipe installed, but it does not extend to within 6" of the floor. The existing pipe should be replaced, not extended. This system seems functional but is not ideal or installed to standard.



BATHROOMS

Bathroom #2:

Tub:

There is a spa tub installed. The tub was filled with water. The tub did not fill in the 15-20 mins that I had the water running. Please seek a plumber's advise on the proper function of this tub.

Other Observations

FOUNDATION

Foundation:

Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

There is evidence of pooling of surface water in the back yard. The ground was dry at the time of the inspection and the added drainage appeared to be functioning properly.



ROOF & ATTIC

Roofing:

Roof Framing- Exterior Notes:

The roof framing of the original home was not built to sustain 3 layers of roofing shingles. The framing appears to be holding up well but may be showing signs of fatigue. With this many layers of shingles, it is hard to determine bowing of the roofing framing.



STRUCTURAL

Fireplace:

Exterior Stack Condition:

Attention Needed - The exterior stack needs some attention.

The masonry caps are just set in place. Please contact a contractor to see about suitable caps.

ELECTRICAL SYSTEMS

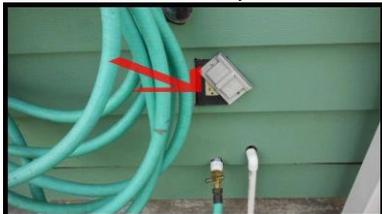
Electrical Outlets:

Ground Fault Protected Outlets:

Kitchen counter outlets including breakfast bar need GFCI protection.



This weather cover plate needs to be properly installed.



BATHROOMS

Bathroom #2:

Floor:

Attention Needed - The flooring in this bathroom is in need of attention.

The flooring in the bathroom has an in-floor electric heating system installed in it. This system seems to be improperly installed and not functioning at the time of the inspection. The tiles are laying unevenly and the system did not respond. (FYI I have this same system in my house and am very pleased with it)



Thank you for selecting Cornerstone Inspections LLC for your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me any time. Respectfully,

Bryan R Woods
Cornerstone Inspections LLC