

06/18/2019

Sample Report

Re: 0070 NE Wyoming St
Silverdale, WA 98383

Dear Mr. Sample,

At your request, a visual inspection of the above referenced property was conducted on 05/31/2019 . This inspection report reflects 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.

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, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

IMPORTANT NOTE- PLEASE READ: The Summary page is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is not a substitute for reading the report entirely. The entire Inspection Report, including the ABC Standards of Practice, limitation, 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 to the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by a licensed contractor/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

REPORT INFORMATION

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF BUILDING:

There are a few things we would like to explain about older houses. First of all, they don't conform to modern building codes. Many older homes were built before building codes existed. By today's standards, virtually every older house is "underbuilt." Until just the last few years, local municipal codes inspections were often done hurriedly, and were essentially a "rubber stamp" for repair work. Please don't assume that all work on the house has been done "to code." Also, as stated in the inspection agreement, our inspection isn't an inspection for code compliance. If you want a codes compliance inspection, you'll need to talk to the local codes authority, which is the only entity authorized to do a codes compliance inspection. The older the house the more likely it is that some components have been repaired by some unskilled workers (often, well-meaning homeowners or handymen). Often, the work of unskilled people is hidden (sometimes cleverly disguised), and can't be discovered during a visual home inspection. We recommend you visit your local library or bookstore for old-house maintenance and repair books.

It appears that the home has had an addition installed at second story roof dormer/bedroom. Typically, these types of alterations require building permits through the County Building Department. It is strongly recommended that you verify all modifications were properly permitted to ensure course of construction inspections were performed throughout the construction phase. Many structural components are not visible as finished materials prevent a complete inspection.

FOUNDATION/STRUCTURE

BASEMENT/CRAWL SPACE/FRAMING:

CONDITION:

The concrete stem walls are original to the home. A course of concrete blocks appear to have been added between the top of the stem wall and sub-floor structural members. These blocks only appear to have been set on top of the stem wall. Some blocks were used as fillers where significant gaps were present around the stem wall at the front foundation wall. No mortar, rebar, or ties/strapping were found to be securely attaching blocks to stem wall. Furthermore, a proper sill plate was not present on top of the blocks. Some blocks have moved/displaced with obvious settlement. It appears that the house structure may have been raised/lifted at one point to add the these blocks above the stem wall. Old abandoned saddle impressions were noted within the original concrete foundation stem wall. At the exterior, a thin layer of concrete was found to be spread over the blocks and stem wall in areas, however, this is not a structural solution tying the stem wall to the blocks. Due to the significant alterations at the homes foundation, it is strongly recommended that a licensed structural engineer be consulted for further evaluation and repairs.

BEAMS:

Wood beams; It appears that beams have been recently added to help support the structure. Beams were not properly tied to butting beams and support posts creating an unstable support structure. Obvious wood decay and WDO infestation was present at abandoned beam near front foundation wall. A new beam was found to be scabbed to the old damaged beam. This is not recommended. Additionally, poor support was present at ends of beams on stem wall/blocks. Further evaluation and repairs are needed by a licensed foundation contractor/structural engineer.

COLUMNS/SUPPORTS:

Wood support posts; Posts were found to be set improperly on undersized pier blocking. This can lead to settlement and movement of posts. Furthermore, wood support posts were not properly tied with positive strapping to the beams or pier blocks below. This can lead to dislodgement and structural compromise during earthquakes or settlement issues. Posts were also found to be undersized and not supporting the beams above properly. Further evaluation and repairs are strongly needed by a licensed foundation contractor/engineer prior to close of escrow .

EXTERIOR

WALLS:

CONDITION:

Metal siding appears functional without visible damage. Metal siding was found to be cosmetically "dented" in areas.

LP siding at second story was functional, however, open gaps were noted between lap panels and where siding butts soffits/bird blocking. Recommend re-caulking siding butt joints, corner boards, and around any trim boards that are attached to the exterior walls. Caulking is not a permanent fix and will need to be re-applied every couple of years to seal the exterior walls. All open gaps need to be sealed. Nail heads were also found to penetrate the surface of the siding product. Typically, the head of the nail should not pierce the surface of the siding material. Where this occurs, primer paint and caulking should be applied to seal the raw wood and prevent moisture damage. Paint/stain is recommended. Deterioration from advanced weathering was present. Most houses need to be repainted about every 8-10 years. The most important part of the process is the preparation. The surface should be cleaned and sanded, then primed and painted.

TRIM:

CONDITION:

Trim rot was noted at several windows where window weep holes allow water to drain over lower trim board. Wood was soft when probed. Recommend replacing damaged trim. Also, no head flashing was installed above horizontal trimwork. It is strongly recommended that all exterior trim be properly flashed at upper edge to prevent water entry behind trimwork. Oftentimes, caulking is used in place of metal flashing, however, this is not recommended as caulking only provides a temporary seal. Hidden damage may occur within the wall structure as a result of

improperly flashed trimwork. Caulking is deteriorated above exterior trim. Re-caulk any gaps that are present around window trim, corner boards, and any horizontally attached trim boards. This is a primary source of water leakage and can allow water to seep between the siding and trim leading to rot conditions. Fascia boards were found to be stained from moisture at the gable ends. Typically, water will run off the roof edge over the ends of the fascia boards resulting in moisture damage. Recommend replacing any damaged fascia boards and installing flashing at upper edge to prevent future rot damage. Consult with a licensed siding contractor as needed for repairs.

PATIO/PORCH/DECK COVER:

CONDITION:

Front porch posts were found buried in concrete porch. This is not recommended as the post bases will rot out over time. Consider adding metal spacer brackets to secure base of posts to concrete and prevent wood/concrete contact. Also, wood posts and beams need to be fastened with metal strapping to secure the connections. The rolled comp roofing material is deteriorated/damaged from weathering and downspouts draining onto lower roof. Repairs are recommended to prevent any leakage. Recommend further evaluation and repairs by a licensed contractor.

ROOF SYSTEM

ROOF:

VENTILATION TYPE:

Ridge Vent was noted at main house however, no soffit ventilation was present. Soffit vents were only noted at garage roof and second story dormer. Roof/attic ventilation appeared to be inadequate. Further evaluation and repairs are needed by a licensed roofing contractor to provide improved ventilation and prevent excessive moisture conditions. Unable to inspect sub-roof area. No access was located at main house.

CONDITION:

The roofing material appears functional and within useful life. Evidence of roof repair above skylight. Repair appears functional- no indication of leakage was visible. Consult with seller regarding history of roof repairs. Moss was observed growing on the surface. Moss can damage the roof and will reduce its effective life. Remove chemically, with caution. See your local building supply store for detailed product availability and use. After removing current moss consider installing zinc flashing and/or "Tide Detergent" at the peaks of the affected sides of the roof to prevent further growth. Seams at second story rolled roof appeared intact. These seams will need to be resealed periodically to ensure a water tight roof.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Metal gutters and downspouts. All downspouts are discharging near the foundation. The water should be diverted away from the foundation with splashblocks or leaders to prevent excessive moisture conditions around the foundation. A significant amount of storm water is diverted from the surface of the roof. A properly directed drain system will prevent excessive moisture conditions around the foundation. Also, at the garage, the rear South side gutter is sloped incorrectly at the SW corner. Repairs are needed to divert storm water towards downspouts. Gutter runs at garage were found with rust. No leakage or holes were visible at gutters.

ELECTRICAL SYSTEM

CONDUCTORS:

BRANCH WIRING:

The following type of branch wiring was found throughout the structure: Copper wire, The following wire system is present: Romex, All visible wiring appears functional. Bare wires are noted in crawlspace under house. Wires need to be secured in junction box. Have a licensed electrician make further evaluation and corrections as needed.

SWITCHES & OUTLETS:

Outlets: Overall Condition:

Outlets appear serviceable. Covers are in place. Ground Fault Circuit Interrupter (GFCI) outlets are modern devices, either receptacles or circuit breakers, which are designed to protect people from electric shock. GFCIs are now required in wet or damp environments to prevent electrical shocks. We strongly recommend that all receptacles located in the kitchen, baths, garage and outdoors be upgraded to the ground fault circuit interruptor type. NO GFCI protection was present at kitchen. Also, GFCI outlet at main floor bathroom. Outlet covers are missing at exterior front porch and garage. Replacement recommended.

PLUMBING

WATER HEATER:

CONDITION:

Water heaters typically last approximately 10-15 years. The water heater appears to be at or past its useful service life, however, unit appears to be functioning properly at time of inspection. Check water temperature upon moving in - 120 deg. or less is recommended. A water shut-off valve is installed. Pressure relief valve noted, not tested. Drain line is functional. Missing earthquake strapping was noted at water heater. Recommend adding metal strapping to secure tank to surrounding walls. Corrosion is noted at water connections.

KITCHEN/LAUNDRY

KITCHEN VENTILATION:

TYPE AND CONDITION:

Internal; Gas ranges should have an exhaust hood above the burners that vents to the exterior. Recommend checking with the manufacturer of the range for specifications.

BATHROOMS

BATHROOM AREA:

TUB/SHOWER AND WALLS:

Shower enclosure consisted of glass panels. Unable to determine if the glass is tempered safety glass. This is a safety hazard if the glass is not tempered. Verification is needed by a licensed glass contractor. Also, a shower pan type basin was installed for the shower. The curb around the edges of the shower appear to be about 1-2" which is lower than most shower pans. Also, shower pans are very prone to leakage and largely depend on the layers of waterproofing materials added during the construction of the pan. Due to the unusual spacing and material of the pan, further evaluation is recommended by a licensed plumber. Additionally, a shower pan leak test should be performed to verify no leaks. Staining was noted at sub-floor and joists below shower, however, at the time of inspection all stains were completely dry with no obvious indications of recent leaking.

HEATING

CONDITION OF HEATING SYSTEM(S):

GENERAL SUGGESTIONS:

It is recommended that electric wall heaters be cleaned on a regular basis. Build up of dust and debris on the heating element, fans, and blower motor can lead to a fire hazard.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Scott DeSchryver

Scott DeSchryver

Inspector

Lighthouse Home Inspection, LLC

P.O. Box 884

Silverdale, WA 98383

253-380-8402



Inspection Report
0070 NE Wyoming St
Silverdale, WA 98383
Prepared for: Sample Report



Prepared by:
Scott Deschryver
WA State Home Inspector License #460
WSDA License #63928
Lighthouse Home Inspection, LLC
PO Box 884
Silverdale, WA 98383
253-380-8402

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REPORT INFORMATION

HOME INSPECTOR INFORMATION:

INSPECTOR NAME: Scott DeSchryver
Lighthouse Home Inspection, LLC
PO Box 884
Silverdale, WA 98383
253-380-8402.

**WA STATE HOME
INSPECTOR LIC. #:** 460.
WSDA SPI LIC. #: 63928.

Wood Destroying Organisms: *This report includes a structural pest inspection embedded within the report. All observations in this report that note being a conducive condition are a part of a Washington State Pest Inspection. Lighthouse Home Inspection LLC, employs Scott DeSchryver, Licensed Structural Pest Inspector #63928. Please note that most WDO observations are related to high moisture conditions that could be conducive to mold-like substances. Lighthouse Home Inspection LLC recommends conducting an indoor air quality test and possibly consulting with an industrial hygienist if concerned with mold. Pest Inspection Standards in Washington State - WAC 16-228-2045 - REQUIRES THAT A DIAGRAM / DRAWING BE PREPARED FOR WOOD DESTROYING ORGANISM (WDO) REPORTS. IF THE PHOTOS AND DESCRIPTIONS IN THIS REPORT ARE INADEQUATE, A DRAWING IS AVAILABLE UPON REQUEST.*

WSDA ICN#

10402AR02056.

CLIENT & SITE INFORMATION:

**DATE OF
INSPECTION:** May 31, 2019.
CLIENT NAME: Sample Report.
MAILING ADDRESS:

CLIENT PHONE #:
INSPECTION SITE: 0070 NE Wyoming St
Silverdale, WA 98383.

CLIMATIC CONDITIONS:

WEATHER: Cloudy.
SOIL CONDITIONS: Dry.
**APPROXIMATE
OUTSIDE
TEMPERATURE:** 60 deg.

BUILDING CHARACTERISTICS:

**DIRECTIONAL
ORIENTATION OF
STRUCTURE:** For orientation purposes in reading this report, the front entryway is considered to face: North.

**ESTIMATED AGE OF
BUILDING:** There are a few things we would like to explain about older houses. First of all, they don't conform to modern building codes. Many older homes were built before building codes existed. By today's standards, virtually every older house is "underbuilt." Until just the last few years, local municipal codes inspections were often done hurriedly, and were essentially a "rubber stamp" for repair work. Please don't assume that all work on the house has been done "to code." Also, as stated in the inspection agreement, our inspection isn't an inspection for code compliance. If you want a codes compliance inspection, you'll need to talk to the local codes authority, which is the only entity authorized to do a codes compliance inspection. The older the house the more likely it is that some components have been repaired by some unskilled workers (often, well-meaning homeowners or handymen). Often, the work of unskilled people is

hidden (sometimes cleverly disguised), and can't be discovered during a visual home inspection. We recommend you visit your local library or bookstore for old-house maintenance and repair books.

It appears that the home has had an addition installed at second story roof dormer/ bedroom. Typically, these types of alterations require building permits through the County Building Department. It is strongly recommended that you verify all modifications were properly permitted to ensure course of construction inspections were performed throughout the construction phase. Many structural components are not visible as finished materials prevent a complete inspection.

BUILDING TYPE: Contemporary.
STORIES: Two Stories.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

BUILDING OCCUPIED? Yes, building was occupied.
REALTOR NAME: Janet Lou.
COMPANY: The RealtyTeam.
ADDRESS:

PAYMENT INFORMATION:

TOTAL FEE: 450.00.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: Mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Dispute of Construction Arbitration Services, Inc.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

DRIVEWAY:

TYPE: Concrete driveway.
CONDITION: Driveway appears serviceable.

SIDE WALKS:

TYPE: Concrete walkways were present.
CONDITION: Walkways appears serviceable. No tripping hazards were noted and surfaces appear to be intact.

LANDSCAPING:

CONDITION:



Grounds appear to be maintained. Vegetation was found to be contacting the exterior of the home. Recommend trimming vegetation away from structure to increase ventilation and sunlight and reduce moisture problems.

FENCES & GATES

TYPE: Wood fencing.
CONDITION: Fencing on property appeared functional. Some fencing at the East side of home was leaning and several posts appear to be in need of replacing. Gates were present and functional.

RETAINING WALLS:

TYPE: Concrete wall around shop/garage.
CONDITION: Retaining wall(s) appeared functional without visible evidence of structural compromise.

GRADING/ DRAINAGE:

SITE: The grade around the home is nearly level.
CONDITION: Grade at foundation appears serviceable. No evidence of excessive moisture conditions were visible around the foundation at time of inspection.

EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Aluminum lap siding was installed around much of the exterior. Louisiana Pacific panel siding was present at second story dormer. LP composite wood siding products have a history of design flaws. In some cases, these flaws have allowed water to penetrate the material, causing premature failure. **It is nearly impossible to completely seal LP siding at the time of installation.** Water is therefore able to "wick" around the edges and up under the bottom of the laps of the siding. That water then soaks into the unsealed portions of the wood, causing it to become moist and often waterlogged. Warm weather, or even a warm house interior, then creates perfect growing conditions for fungus that had been dormant inside the siding (this fungus was ground up into the wood product during manufacturing). As the fungus grows, it forces the LP siding apart, causes delamination, and even travels down nails into studs and substructures. If left untreated, the mushrooms start to grow. By the time these mushrooms appear the damage is already very serious. Lighthouse Home Inspection, LLC recommends that all LP siding be evaluated by a licensed siding specialist for recommendations on repairs, replacement, and/or preventative maintenance.

CONDITION:**Gaps at siding panels and under soffits**

Metal siding appears functional without visible damage. Metal siding was found to be cosmetically "dented" in areas.

LP siding at second story was functional, however, open gaps were noted between lap panels and where siding butts soffits/bird blocking. Recommend re-caulking siding butt joints, corner boards, and around any trim boards that are attached to the exterior walls. Caulking is not a permanent fix and will need to be re-applied every couple of years to seal the exterior walls. All open gaps need to be sealed. Nail heads were also found to penetrate the surface of the siding product. Typically, the head of the nail should not pierce the surface of the siding material. Where this occurs, primer paint and caulking should be applied to seal the raw wood and prevent moisture damage. Paint/stain is recommended. Deterioration from advanced weathering was present. Most houses need to be repainted about every 8-10 years. The most important part of the process is the preparation. The surface should be cleaned and sanded, then primed and painted.

TRIM:**MATERIAL:**

Wood trim.

CONDITION:**Wood rot at window trim/No Z-style flash**

Trim rot was noted at several windows where window weep holes allow water to drain over lower trim board. Wood was soft when probed. Recommend replacing damaged trim. Also, no head flashing was installed above horizontal trimwork. It is strongly recommended that all exterior trim be properly flashed at upper edge to prevent water entry behind trimwork. Oftentimes, caulking is used in place of metal flashing, however, this is not recommended as caulking only provides a temporary seal. Hidden damage may occur within the wall structure as a result of improperly flashed trimwork. Caulking is deteriorated above exterior trim. Re-caulk any gaps that are present around window trim, corner boards, and any horizontally attached trim boards. This is a primary source of water leakage and can allow water to seep between the siding and trim leading to rot conditions. Fascia boards were found to be stained from moisture at the gable ends. Typically, water will run off the roof edge over the ends of the fascia boards resulting in moisture damage. Recommend replacing any damaged fascia boards and installing flashing at upper edge to prevent future rot damage. Consult with a licensed siding contractor as needed for repairs.

PATIO/PORCH/DECK COVER:**CONDITION:****No ties at post/beam- Weatehrd roofing**

Front porch posts were found buried in concrete porch. This is not recommended as the post bases will rot out over time. Consider adding metal spacer brackets to secure base of posts to concrete and prevent wood/concrete contact. Also, wood posts and beams need to be fastened with metal strapping to secure the connections. The rolled comp roofing material is deteriorated/damaged from weathering and downspouts draining onto lower roof. Repairs are recommended to prevent any leakage. Recommend further evaluation and repairs by a licensed contractor.

EXTERIOR STAIRS/STOOPS:**CONDITION:****Siding/concrete contact**

Stoop/stairs appear to be in serviceable condition and within proper rise/run tolerances. It appears that the concrete porch/steps was poured over an existing step. Concrete steps at the front/rear porch were in direct contact with the siding/structure. Typically, a vapor barrier is installed between the two types of materials to prevent rot conditions. Unable to determine if a moisture barrier was installed properly. It is nearly impossible to inspect this area without damaging the siding or the concrete steps. Rot conditions may exist. It is recommended that this area be sealed at the surface where water may seep between the concrete and the siding. If obvious rot conditions are present, the removal of the damaged wood is advised.

DECKS:**TYPE:**

The deck's sub-structure was found to be constructed with treated lumber. Composite decking boards was present.

CONDITION:

The decking boards appeared functional and without rot conditions. Lag bolts were present securing the deck's header joist to the exterior wall. Flashing was found to be installed above the header joist where the deck is attached to the home. Deck board at rear step has shifted and needs repairs. Consider replacing board as needed.

ROOF SYSTEM

*The foregoing is an opinion of the general quality and condition of the roofing material. **Lighthouse Home Inspection, LLC** does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.*

ROOF:

ROOF DESIGN: Gable roof design.

ROOF COVERING: The roof covering is made of asphalt composition shingles at the main house roof. This is the most common type of roof shingle used in this country. Rolled comp roof was present above second story dormer and front porch.

VENTILATION TYPE:

Ridge Vent was noted at main house however, no soffit ventilation was present. Soffit vents were only noted at garage roof and second story dormer. Roof/attic ventilation appeared to be inadequate. Further evaluation and repairs are needed by a licensed roofing contractor to provide improved ventilation and prevent excessive moisture conditions. Unable to inspect sub-roof area. No access was located at main house.

ROOF ACCESS: The roof was accessible and traversed.
CONDITION:



Replaced shingle/Moss/Dormer flat roof

The roofing material appears functional and within useful life. Evidence of roof repair above skylight. Repair appears functional- no indication of leakage was visible. Consult with seller regarding history of roof repairs. Moss was observed growing on the surface. Moss can damage the roof and will reduce its effective life. Remove chemically, with caution. See your local building supply store for detailed product availability and use. After removing current moss consider installing zinc flashing and/or "Tide Detergent" at the peaks of the affected sides of the roof to prevent further

growth. Seams at second story rolled roof appeared intact. These seams will need to be resealed periodically to ensure a water tight roof.

SKYLIGHTS:

CONDITION: Skylight(s) appear functional and are secure to the roof. Glass panes are intact and no evidence of leakage was noted.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Rubber; All flashing appeared functional. NO evidence of leakage at interior ceilings.

We've found that gutters, downspouts and drains are often ignored, and not properly maintained. In our experience, poorly-maintained gutters, downspouts and drains cause more damage to house exteriors and foundations than any other component. Gutters and downspouts should be cleaned twice a year (or more if necessary); and, the system should be maintained and kept in good condition, to ensure that water flows through the gutters to the downspouts, and then well away from the house.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:



Metal gutters and downspouts. All downspouts are discharging near the foundation. The water should be diverted away from the foundation with splashblocks or leaders to prevent excessive moisture conditions around the foundation. A significant amount of storm water is diverted from the surface of the roof. A properly directed drain system will prevent excessive moisture conditions around the foundation. Also, at the garage, the rear South side gutter is sloped incorrectly at the SW corner. Repairs are needed to divert storm water towards downspouts. Gutter runs at garage were found with rust. No leakage or holes were visible at gutters.

Limitation: The inspection of the subroof or attic area was limited to those conditions visible from the attic access opening. Further excursion into the attic space was not attempted to avoid damaging insulation products and to prevent damage to ceiling covering. The fiberglass insulation industry has established that walking on or compressing insulation material in any manner compromises the insulation value of the product installed. Lighthouse Home Inspection, LLC does not move or displace any insulation during an inspection of the attic area. The possibility of hidden damage and/or WDO infestation may exist.

GARAGE/CARPORT/SHOP

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Detached, Two car shop /garage.

ROOF:

TYPE & CONDITION: Composition Shingles, Appears functional and within the expected service life. Ventilation was present at soffits, however, no vertical roof vents were present. Additionally, attic was not accessible due to shelving and storage items under access panel.

EXTERIOR WALLS:

CONDITION:



Wood against exterior wall/Faded paint

Hardi Plank lap siding. Paint and caulking recommended at wood trim and siding. Paint was faded significantly at South and West exposures. Also, it is not recommended that firewood be stored against exterior walls to prevent possible WDO infestation.

FLOOR:

TYPE: Concrete Slab.

CONDITION: Appears serviceable and without damage/ deterioration.

GARAGE DOOR(S):

CONDITION: Door(s) appears functional and without damage. Automatic door opener is functional. Auto-Reverse feature of opener is within normal limits. Electronic safety eyes were present and appeared to be properly aligned.

ADDITIONAL SHOPS/GARAGES

CONDITION: An additional storage shed was noted next to shop. Shed was serviceable for storage.

HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

PRIMARY HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:** Wall.
SYSTEM TYPE: Wall heaters.
MANUFACTURER: King.

FUEL SYSTEM:

**METER/TANK
LOCATION:** Gas meter is located at East side of structure.
**METER/TANK
CONDITION:** System appears serviceable.
**FUEL SYSTEM
SHUTOFF:** Shut off valves were identified at the gas meter/ LPG tank and each gas dependant appliance. Generally, the valve stem (petcock) is in the "off" position when it is perpendicular to the gas line it is attached to. For more information concerning gas shut off procedures, contact your local utility or gas company.

**FUEL TYPE AND
NOTES:** Natural Gas.

CONDITION OF HEATING SYSTEM(S):

**BURNERS/HEAT
EXCHANGERS:** Electric wall /baseboard heaters appeared functional and responded to their respective thermostats.
PUMP/BLOWER FAN: Appears Serviceable.
**THERMOSTAT/
NORMAL
CONTROLS:** Appear serviceable. Unit(s) responded to controls at each wall heater.
**GENERAL
SUGGESTIONS:** It is recommended that electric wall heaters be cleaned on a regular basis. Build up of dust and debris on the heating element, fans, and blower motor can lead to a fire hazard.

ELECTRICAL SYSTEM

The inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, alarm systems or cable or satellite TV wiring. If any defects are noted, they should be corrected by a licensed electrician. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND

CONDITION:

Overhead service provided 110/220 Volt, Number of service lines present: Three- wire service- 110/220 volt, Circuit breakers, Appears serviceable.

AMP RATING:

200 amp service.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION AND

NOTES:

Utility Area, Appears serviceable.

CONDITION:

Panel is secure to wall, cover in place, no evidence of overheated wires- appears functional.

SUBPANEL #1

LOCATION:

Garage.

SUB PANEL NOTES:

100 amp service provided to sub-panel. Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

BRANCH WIRING:



Bare wire

The following type of branch wiring was found throughout the structure: Copper wire, The following wire system is present: Romex, All visible wiring appears functional. Bare wires are noted in crawlspace under house. Wires need to be secured in junction box. Have a licensed electrician make further evaluation and corrections as needed.

SWITCHES & OUTLETS:

Outlets: Overall Condition:

Outlets appear serviceable. Covers are in place. Ground Fault Circuit Interrupter (GFCI) outlets are modern devices, either receptacles or circuit breakers, which are designed to protect people from electric shock. GFCIs are now required in wet or damp environments to prevent electrical shocks. We strongly recommend that all receptacles located in the kitchen, baths, garage and outdoors be upgraded to the ground fault circuit interruptor type. NO GFCI protection was present at kitchen. Also, GFCI outlet at main floor bathroom. Outlet covers are missing at exterior front porch and garage. Replacement recommended.

Switches: Overall Condition:

Appears functional.

FIXTURES

CONDITION

A representative number of fixtures was tested. As a whole the fixtures throughout the house are in acceptable condition.

SMOKE DETECTORS

CONDITION

Smoke detectors were present and responded positively to test button located at each detector. Smoke detectors should be checked once a month to insure that they are functioning properly.

CARBON MONOXIDE DETECTORS

CONDITION

CO detectors were present and operational.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water pressure is measured in pounds per square inch. The acceptable range for water pressure is typically between 40 and 80 PSI. Water volume is measured in gallons per minute. Typically a flow of 4 gallons per minute or above is considered adequate.

PRESSURE/VOLUME:

WATER SOURCE: Water company.

PRESSURE: 50 psi.

Locate your main water shutoff! You will need to be able to access this valve in order to shut off the water to the building in an emergency.

MAIN LINE:

MATERIAL: Copper.

CONDITION: Water meter is located, at the north side of the house. Appears serviceable, Water pressure appears adequate.

SHUTOFF:

LOCATION: At meter.

CONDITION: Valve was not tested.

SUPPLY LINES:

MATERIAL: Copper.

CONDITION: Supply piping appears to be in serviceable condition.

WASTE LINES:

MATERIAL: ABS (plastic)/ Plastic.

CONDITION: Appears serviceable, Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

TYPE: Electric.

MANUFACTURER:



Rheem.
 40 Gallons.
 Crawlspace.

SIZE:
LOCATION:

CONDITION:

Water heaters typically last approximately 10-15 years. The water heater appears to be at or past its useful service life, however, unit appears to be functioning properly at time of inspection. Check water temperature upon moving in - 120 deg. or less is recommended. A water shut-off valve is installed. Pressure relief valve noted, not tested. Drain line is functional. Missing earthquake strapping was noted at water heater. Recommend adding metal strapping to secure tank to surrounding walls. Corrosion is noted at water connections.

SEPTIC SYSTEM:**SEPTIC TANK****LOCATION:**

Unknown. Inquire with seller as to location.

DRAIN FIELD**LOCATION:**

Unknown.

SYSTEM**CONDITION:**

Septic tank was not inspected as it does not lend itself to a visual inspection. If you have doubts about the condition of the septic system, call a septic tank service to come out and check the ability of the drain field to percolate and the sludge level in the septic tank. The lid of the tank must be removed for this inspection to take place. Often, an inquiry to the seller as to any past problems or need for pumping is informative.

FOUNDATION/STRUCTURE

BASEMENT/CRAWL SPACE/FRAMING:

ACCESSIBILITY: Crawl space is fully accessible, Crawlspace access door/cover is in serviceable condition.

CRAWL SPACE: Sub-floor insulation present and secure between floor joists. Some crawlspace vents were found to be blocked by debris/sub-floor insulation. Recommend clearing areas around vent opening to improve airflow throughout the sub-structure. A vapor barrier was found to be installed throughout the crawlspace with proper coverage of earth floor.

**BASEMENT/
CRAWLSPACE
FLOOR AND
DRAINAGE:
FOUNDATION
WALLS - TYPE:**

Appears functional.

Exterior foundation walls of the house are constructed of concrete and Concrete block.

CONDITION:



Foundation structural issues

The concrete stem walls are original to the home. A course of concrete blocks appear to have been added between the top of the stem wall and sub-floor structural members. These blocks only appear to have been set on top of the stem wall. Some blocks were used as fillers where significant gaps were present around the stem wall at the front foundation wall. No mortar, rebar, or ties/strapping were found to be securely attaching blocks to stem wall. Furthermore, a proper sill plate was not present on top of the blocks. Some blocks have moved/displaced with obvious settlement. It appears that the house structure may have been raised/lifted at one point to add the these

blocks above the stem wall. Old abandoned saddle impressions were noted within the original concrete foundation stem wall. At the exterior, a thin layer of concrete was found to be spread over the blocks and stem wall in areas, however, this is not a structural solution tying the stem wall to the blocks. Due to the significant alterations at the homes foundation, it is strongly recommended that a licensed structural engineer be consulted for further evaluation and repairs.

BEAMS:

Wood beams; It appears that beams have been recently added to help support the structure. Beams were not properly tied to butting beams and support posts creating an unstable support structure. Obvious wood decay and WDO infestation was present at abandoned beam near front foundation wall. A new beam was found to be scabbed to the old damaged beam. This is not recommended. Additionally, poor support was present at ends of beams on stem wall/blocks. Further evaluation and repairs are needed by a licensed foundation contractor/structural engineer.

FLOOR JOISTS:

Solid wood, Appear functional. No damage noted. Floor joists were not fully visible due to sub-floor insulation.

**COLUMNS/
SUPPORTS:**

Wood support posts; Posts were found to be set improperly on undersized pier blocking. This can lead to settlement and movement of posts. Furthermore, wood support posts were not properly tied with positive strapping to the beams or pier blocks below. This can lead to dislodgement and structural compromise during earthquakes or settlement issues. Posts were also found to be undersized and not supporting the beams above properly. Further evaluation and repairs are strongly needed by a licensed foundation contractor/engineer prior to close of escrow .

KITCHEN/LAUNDRY

We test appliances by turning them on briefly. We do not perform extensive testing of timers or thermostats; and, we make no report regarding the effectiveness of any appliances. Central vacuum systems and elevators are not inspected. We strongly recommend that appliances and all other components be tested again during a pre-closing walk-through. The inspection is not an assurance that the appliances will continue to work in the future. Appliances can fail at any time, including the day after the inspection. We encourage you to obtain a homeowner's warranty or service contract to cover repairs to the appliances.

KITCHEN SINK:

CONDITION: Sink bowl is intact and without damage. Faucet is serviceable and without leaks, No leaks were noted at the drain line, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE: Gas.
MANUFACTURER: Samsung.
CONDITION: Appears serviceable.

KITCHEN VENTILATION:

TYPE AND CONDITION: Internal; Gas ranges should have an exhaust hood above the burners that vents to the exterior. Recommend checking with the manufacturer of the range for specifications.
 ;

REFRIGERATOR:

MANUFACTURER: Samsung.
TYPE AND CONDITION: Refrigerator appears in serviceable condition. Icemaker appears functional. Water dispenser is functional. Unable to inspect water valve or water line. Fridge was TIGHTLY wedged between wall and counter.

DISHWASHER:

MANUFACTURER: Frigidaire.
CONDITION: Appears functional. Door seal intact and without leaks at time of inspection.

GARBAGE DISPOSAL:

CONDITION: No garbage disposal present.

MICROWAVE:

MANUFACTURER: Samsung.
CONDITION: Microwave appears functional. Unit heated a glass of water.

COUNTERS & CABINETS:

TYPE: Granite counters, Cabinets are wood.
CONDITION: Kitchen counters are serviceable. No evidence of damage was readily visible. Cabinets appear functional and without significant wear. Doors and drawers appear to be properly adjusted and without damage.

LAUNDRY FACILITY:

CONDITION: Plumbing appears functional with proper water valves and drain. No leakage was visible. Dryer is properly vented to the exterior of the house, A 220 service electric outlet is present. Outlet appears to be grounded. Laundry area does not appear to be pre-plumbed for a gas dryer.

WASHER AND DRYER:

CLOTHES WASHER: This company does not inspect the operation of washing machines. Consult with the seller regarding its operation.

CLOTHES DRYER: Electric, Dryer appeared operational.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors 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 a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected annually (before the first fire of the season) to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. We recommend that the chimney and flue be cleaned and evaluated before closing.

DOORS:

EXTERIOR DOORS: Doors appear functional and locks appear functional.
INTERIOR DOORS: Appear functional and without damage.

WINDOWS:

TYPE: Vinyl, Insulated glass.
CONDITION: Windows appear functional. All locking devices appear operational.

Minor cracks and nail pops on interior surfaces occur in all houses and are typically cosmetic in nature. These cosmetic defects usually are caused by settlement and/or shrinkage of building components. Small defects of this type may not be mentioned in the report

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall; General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall; General condition appears serviceable. No evidence of moisture staining/damage was noted.

FLOORS:

TYPE & CONDITION: Carpet; Vinyl; Epoxy-(bathroom?); Front entry floor near door is sloped significantly. This appears to be directly associated with the poor structural support below the sub-floor. Also, unable to determine the type of floor in the main bathroom. It appears to be a concrete floor, however, indications show that it may be an epoxy/composite type floor with added in-floor heat.

INTERIOR TRIM

CONDITION Appears serviceable.

STAIRS & HANDRAILS:

CONDITION: Interior stairs are serviceable, Stair handrail is functional and secure.

BATHROOMS

BATHROOM AREA:

BATH LOCATION:	Main Bath.
CONDITION OF SINK:	Sink appears serviceable. No leaks were noted, Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Toilet appears functional. Base is secure to floor without evidence of leakage.
TUB/SHOWER PLUMBING FIXTURES:	Shower fixtures are functional. No leakage noted. Drain appears serviceable, Shower head appears serviceable. Head is secure to wall/surround.
TUB/SHOWER AND WALLS:	Shower enclosure consisted of glass panels. Unable to determine if the glass is tempered safety glass. This is a safety hazard if the glass is not tempered. Verification is needed by a licensed glass contractor. Also, a shower pan type basin was installed for the shower. The curb around the edges of the shower appear to be about 1-2" which is lower than most shower pans. Also, shower pans are very prone to leakage and largely depend on the layers of waterproofing materials added during the construction of the pan. Due to the unusual spacing and material of the pan, further evaluation is recommended by a licensed plumber. Additionally, a shower pan leak test should be performed to verify no leaks. Staining was noted at sub-floor and joists below shower, however, at the time of inspection all stains were completely dry with no obvious indications of recent leaking.
BATH VENTILATION:	Ventilation in bathroom appears serviceable. Fan is functional.

BATHROOM AREA:

BATH LOCATION:	Upstairs.
CONDITION OF SINK:	Sink appears serviceable. No leaks were noted, Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Toilet appears functional. Base is secure to floor without evidence of leakage.
TUB/SHOWER PLUMBING FIXTURES:	Tub plumbing fixtures appear serviceable. No leaks noted. Handles secure. Drain appears serviceable. A whirlpool tub was present. Jets and pump appeared functional. Access was present to the pump area.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable. No evidence of leakage was present. All fixtures appear to be intact.
BATH VENTILATION:	Ventilation achieved by opening window. No vent fan was noted, Consider installing an exhaust fan to provide additional ventilation.