



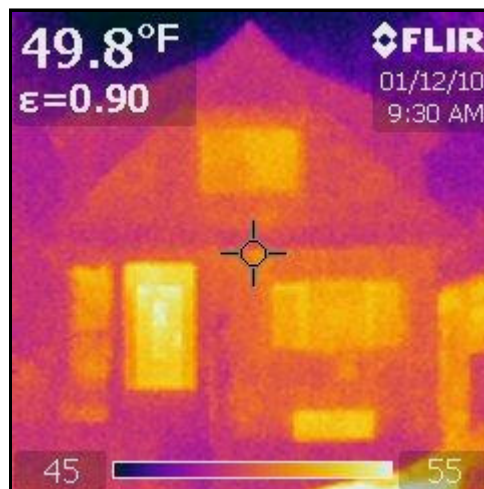
# Inspection Report

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**Mr. Jack Bauer**

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**Property Address:**  
24 CTU Drive  
SEATTLE WA 98122



**TRUE NORTH HOME INSPECTIONS**

**Keven Swartz SPI# 65264 ASHI #245518**  
**13378 Forest View Ave SE**  
**Monroe Wa, 98272**  
**360.913.0601**



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| <b>Date:</b> 1/11/2010                               | <b>Time:</b> 10:00 AM              | <b>Report ID:</b> 24                 |
| <b>Property:</b><br>24 CTU Drive<br>SEATTLE WA 98122 | <b>Customer:</b><br>Mr. Jack Bauer | <b>Real Estate<br/>Professional:</b> |

**Comment Key or Definitions**

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

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

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

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

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

**Style of Home:**  
2 STORY W/ BASEMENT

**Age Of Home:**  
104 YEARS

**Home Faces:**  
WEST

**Client Is Present:**  
Yes

**AGENT PRESENT:**  
YES

**Weather:**  
Heavy Rain

**Temperature:**  
48 DEGREES

**TYPE OF INSPECTION:**  
HOME, THERMAL (LIMITATIONS NOTED- SEE CONTRACT), PEST INSPECTION (WOOD DESTROYING ORGANISM)

**HOME VACANT OR OCCUPIED?:**  
VACANT

## 1. ROOF

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.



**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

|            |   | IN | NI | NP | RR |
|------------|---|----|----|----|----|
| <b>1.0</b> | <b>ROOF COVERINGS</b>                   |    |    |    | X  |
| <b>1.1</b> | <b>FLASHINGS/ VALLEYS</b>               |    |    |    | X  |
| <b>1.2</b> | <b>CHIMNEY(S), FLUES, AND SKYLIGHTS</b> | X  |    |    |    |
| <b>1.3</b> | <b>EAVES/ SOFFITS</b>                   | X  |    |    |    |
| <b>1.4</b> | <b>GUTTERS/ DOWN SPOUTS/ DRAINAGE</b>   |    |    |    | X  |
| <b>1.5</b> | <b>ROOF STRUCTURE</b>                   | X  |    |    |    |
| <b>1.6</b> | <b>FASCIA(S)</b>                        | X  |    |    |    |
| <b>1.7</b> | <b>ROOF VENTS/ PENETRATIONS</b>         | X  |    |    |    |
| <b>1.8</b> | <b>PLUMBING STACKS</b>                  |    |    |    | X  |

IN NI NP RR

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### Styles & Materials

**Roof Covering:**  
ARCHITECTURAL COMPOSITION


**EST. AGE OF ROOF:**  
1-2 YEARS

**Viewed roof covering from:**  
GROUND W/ BINOCULARS

**Chimney (exterior):**  
METAL DIRECT VENT

**Roof-Type:**  
Gable

**LIMITATIONS:**  
HEIGHT/ DESIGN  
STEEP PITCH/  
SAFETY

 **1.0** ROOF LEAKS AT THE S.E. AREA INTO MASTER BEDROOM. WATER POOLING/ LEAKING THROUGH CEILING AND DOWN WALL AT TIME OF INSPECTION. NOTE THAT IT APPEARS A TOWEL HAS BEEN WRAPPED AROUND BASE OF PLUMBING STACK; RECOMMEND A LICENSED ROOFER TO EVALUATE/ REPAIR LEAK- CHECK SURROUNDING CONSTRUCTION FOR WATER DAMAGE AT TIME OF REPAIR.



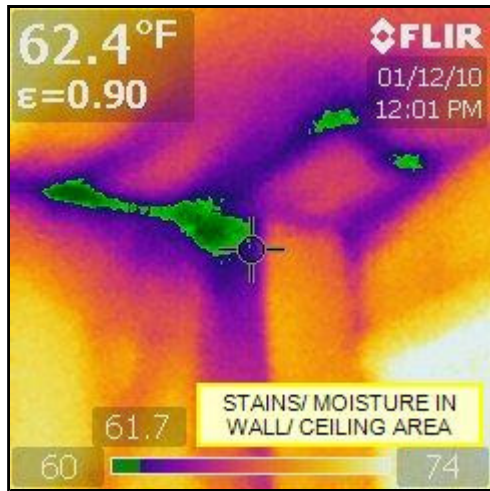
1.0 Picture 1



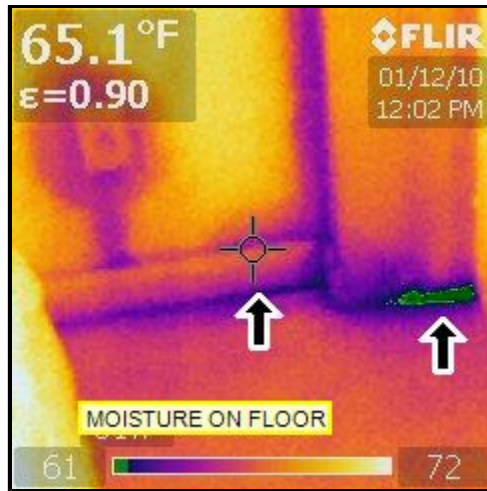
1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5

**1.1** N.W. LOWER APRON FLASHING AND STORM BOOT FLASHING TO SERVICE MAST IS LIFTING; SECURE LIFTED FLASHING FLUSH TO ROOF- CONSULT A QUALIFIED ROOFER TO REPAIR.



1.1 Picture 1

**1.4** SOUTH GUTTER JOINT LEAKS, THE S.W. DOWN SPOUT DOES NOT TIE IN WITH THE EXISTING IN-GROUND DRAIN LINE; RECOMMEND REPAIRING LEAKY GUTTER, INSTALL A DRAIN TIE AND EXTENSION TO DOWN SPOUT.



1.4 Picture 1



1.4 Picture 2

**1.8 THERE IS NO VISIBLE EVIDENCE OF PLUMBING BOOTS- UNKNOWN IF THERE ARE MULTIPLE LAYERS. THIS CAN COVER OVER ANY EXISTING BOOTS; CHECK WITH OWNER/ ROOFER, INSTALL BOOTS AS NEEDED AROUND PLUMBING STACKS.**

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

## 2. EXTERIOR



**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

IN NI NP RR

|      |   | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 2.0  | <b>SIDING, FLASHING AND TRIM</b>  | X  |    |    |    |
| 2.1  | <b>DOORS (Exterior)</b>   |    |    |    | X  |
| 2.2  | <b>WINDOWS/ TRIM/ FRAMING</b>   | X  |    |    |    |
| 2.3  | <b>DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS</b> |    |    |    | X  |
| 2.4  | <b>FOUNDATION WALLS</b>   | X  |    |    |    |
| 2.5  | <b>WALKWAY(S)</b>   | X  |    |    |    |
| 2.6  | <b>RETAINING WALL(S)</b>  | X  |    |    |    |
| 2.7  | <b>DRIVEWAY(S)</b>  | X  |    |    |    |
| 2.8  | <b>ELECTRICAL</b>   |    |    |    | X  |
| 2.9  | <b>GROUND SLOPE</b>   | X  |    |    |    |
| 2.10 | <b>SUB-GRADE ENTRY</b>  | X  |    |    |    |
| 2.11 | <b>WINDOW WELL(S)</b>   |    |    |    | X  |
| 2.12 | <b>OTHER</b>  |    |    |    | X  |

**Styles & Materials**

**Siding Style:**

Lap

**Siding Material:**

HARDIPLANK

**Exterior Entry**

**Doors:**

Steel

**Appurtenance:**

Covered porch

**Driveway:**

Gravel

**LIMITATIONS:**


HEIGHT/ DESIGN

IN NI NP RR

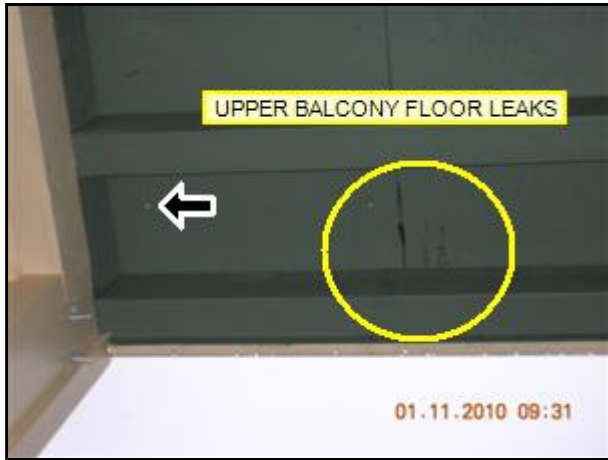
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2.0 SEE PEST SECTION COMMENTS

2.1 DEAD BOLT DOES NOT LATCH TO FRONT DOOR; ADJUST.

 2.3 (1) UPPER S.E. BALCONY FLOOR POOLS WATER/ LEAKS- DRIPPING AT TIME OF INSPECTION THROUGH WOOD FLOORING; RECOMMEND A QUALIFIED SPECIALIST TO REPAIR/ RE-COAT DECKING AS NEEDED.





2.3 Picture 1



2.3 Picture 2

(2) LOWER STEP RISER TO FRONT (WEST) STAIRWAY IS INCONSISTENT TO OTHERS; REPAIR FOR SAFETY AS NEEDED.

**2.8** ROMEX WIRING TO BALCONY LIGHTS IS NOT IN PROPER OUTDOOR CONDUIT; INSTALLATION RECOMMENDED FOR SAFETY BY A LICENSED ELECTRICIAN.



2.8 Picture 1

**2.11** S.W. WINDOW FRAME IS IN CONTACT WITH SOIL; GRADE SOIL A MINIMUM OF 4"6" BELOW BOTTOM OF FRAME TO PREVENT DAMAGE.



2.11 Picture 1

**2.12 WEST DRYER VENT IS MISSING A COVER; INSTALLATION RECOMMENDED.**

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

### 3. ATTIC



|            |   | IN | NI | NP | RR |
|------------|---|----|----|----|----|
| <b>3.0</b> | <b>VENTILATION</b>                              |    | X  |    |    |
| <b>3.1</b> | <b>FRAMING</b>                                  |    | X  |    |    |
| <b>3.2</b> | <b>INSULATION LEVELS</b>                        |    | X  |    |    |
| <b>3.3</b> | <b>ROOF SHEATHING</b>                           |    | X  |    |    |
| <b>3.4</b> | <b>BATHROOM FAN EXHAUST DUCT (S)/ METHOD(S)</b> |    | X  |    |    |

IN NI NP RR

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**Styles & Materials**

**INSULATION**

**TYPE:**  
INACCESSIBLE  
(UNDETERMINED)

**VENT SOURCE:**  
INACCESSIBLE

**INSULATION**

**DEPTH:**  
NOT DETERMINED  
(INACCESSIBLE)

**ATTIC**

**ACCESS:**  
NO ATTIC  
ACCESS  
(DESIGN)

**METHOD USED**

**TO INSPECT:**  
NOT INSPECTED

**LIMITATIONS:**

INACCESSIBLE  
AREAS

**APPRX. PERCENTAGE OF**

**VISIBILITY:**  
NO VISIBILITY

**3.0** NO ATTIC SPACE HAS BEEN INSTALLED; INSTALLATION IS RECOMMENDED, FURTHER EVALUATE ONCE AN ACCESS HAS BEEN CREATED.

## 4. BATHROOMS



|             |                                   | IN | NI | NP | RR |
|-------------|-----------------------------------|----|----|----|----|
| <b>4.0</b>  | <b>SINK(S)/ PLUMBING</b>          |    |    |    | X  |
| <b>4.1</b>  | <b>BATHTUB</b>                    |    |    |    | X  |
| <b>4.2</b>  | <b>TOILET(S)</b>                  |    |    |    | X  |
| <b>4.3</b>  | <b>SHOWER FIXTURES/ ENCLOSURE</b> | X  |    |    |    |
| <b>4.4</b>  | <b>FLOOR(S)</b>                   | X  |    |    |    |
| <b>4.5</b>  | <b>WALLS/ CEILING</b>             | X  |    |    |    |
| <b>4.6</b>  | <b>VENTILATION</b>                | X  |    |    |    |
| <b>4.7</b>  | <b>WHIRLPOOL TUB</b>              |    |    | X  |    |
| <b>4.8</b>  | <b>TILE WORK</b>                  |    |    |    | X  |
| <b>4.9</b>  | <b>ELECTRICAL</b>                 | X  |    |    |    |
| <b>4.10</b> | <b>MISC. ITEM(S)</b>              |    |    |    | X  |


### Styles & Materials

**VENT SOURCE:**  
FAN/ WINDOW

**LIMITATIONS:**  
CABINETS/  
FINISH  
MATERIALS

IN NI NP RR

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 **4.0** (1) HOT SHUT-OFF VALVE IN LOWER BATHROOM LEAKS AT FITTING; RECOMMEND REPAIR BY A QUALIFIED PLUMBER.

(2) SLUGGISH SINK NOTED IN 1/2 BATHROOM ON MAIN FLOOR; REPAIR AS DESIRED.

**4.1** LOWER TUB DOES NOT HAVE A FAUCET; INSTALLATION MAY BE CONSIDERED.

**4.2** LOWER TOILET IS NOT ANCHORED/ BOLTED TO FLOOR; INSTALL NUTS/ BOLTS TO PROPERLY ANCHOR TOILET.

**4.8** GROUT IS CRACKED/ UNSEALED IN ALL SHOWER ENCLOSURES; RE-GROUT/ SEAL TO PREVENT LEAKAGE.

**4.10** HIGH MOISTURE READINGS AND STAINS ON FLOOR OF CABINET IN LOWER BATHROOM- APPEARS CAUSED BY LEAKY HOT VALVE; REPAIR LEAK/ MONITOR FOR FUTURE WATER LEAKAGE.



4.10 Picture 1

## 5. KITCHEN

|            |                               | IN | NI | NP | RR |
|------------|-------------------------------|----|----|----|----|
| <b>5.0</b> | <b>PLUMBING/ SINK/ FAUCET</b> |    |    |    | X  |
| <b>5.1</b> | <b>OVEN/ RANGE</b>            | X  |    |    |    |
| <b>5.2</b> | <b>DISHWASHER</b>             | X  |    |    |    |
| <b>5.3</b> | <b>DISPOSAL</b>               | X  |    |    |    |
| <b>5.4</b> | <b>ELECTRICAL</b>             | X  |    |    |    |
| <b>5.5</b> | <b>CABINERY</b>               | X  |    |    |    |
| <b>5.6</b> | <b>COUNTER TOPS</b>           | X  |    |    |    |
| <b>5.7</b> | <b>FLOOR</b>                  | X  |    |    |    |
| <b>5.8</b> | <b>VENTILATOR</b>             |    |    |    | X  |

IN NI NP RR

### Styles & Materials



#### OVEN:

1-3 YEARS

#### DISHWASHER:

AGE: 1-3 YEARS

#### DISPOSAL:

AGE: 1-3 YEARS

#### VENTILATOR:

EXHAUST VENT

#### LIMITATIONS:

CABINERY/

FINISH

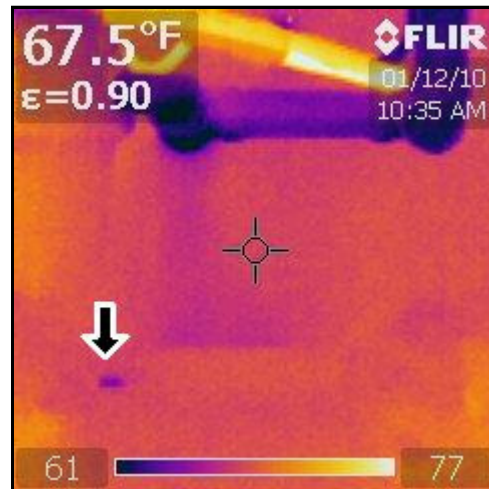
MATERIALS

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**5.0** (1) HOT/ COLD VALVES BOTH LEAK AT FITTINGS; RECOMMEND A LICENSED PLUMBER TO REPAIR LEAKS.



5.0 Picture 1



5.0 Picture 2

(2) DRAIN LINE TO DISHWASHER IS NOT CONNECTED TO AN AIR GAP OR HAVE A DRIP LOOP; AIR GAP INSTALLATION OR DRIP LOOP INSTALLATION BY A LICENSED PLUMBER IS RECOMMENDED TO PREVENT CLOGGING/ FOOD BACK-UPS IN DISHWASHER.

**5.0** (3) LOWER KITCHEN FAUCET DOES NOT HAVE HOT WATER- REASONS UNKNOWN; CONSULT A LICENSED PLUMBER TO REPAIR.

**5.8** AIR LEAKS AROUND MOUTH OF DUCT WHERE CONNECTED TO VENT IN CABINERY; RECOMMEND SEALING AIR GAPS.

## 6. INTERIOR, DOORS, AND WINDOWS

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



**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

IN NI NP RR

|            |   | IN | NI | NP | RR |
|------------|---|----|----|----|----|
| <b>6.0</b> | <b>CEILINGS</b>                                 |    |    |    | X  |
| <b>6.1</b> | <b>WALLS</b>                                    |    |    |    | X  |
| <b>6.2</b> | <b>FLOORS</b>                                   | X  |    |    |    |
| <b>6.3</b> | <b>STEPS, STAIRWAYS, BALCONIES AND RAILINGS</b> | X  |    |    |    |
| <b>6.4</b> | <b>DOORS (REPRESENTATIVE NUMBER)</b>            | X  |    |    |    |
| <b>6.5</b> | <b>WINDOWS (REPRESENTATIVE NUMBER)</b>          | X  |    |    |    |
| <b>6.6</b> | <b>FIREPLACE(S)</b>                             |    |    | X  |    |

IN NI NP RR

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### Styles & Materials

#### Ceiling Materials:

Sheetrock

#### Wall Material:

Sheetrock

#### Floor Covering (s):

Hardwood T&G

#### Window

##### Types:

Sliders


#### Countertop:

Granite

#### LIMITATIONS:

FINISH MATERIALS

WALL COVERINGS  
(PICTURES)

 **6.0** SWOLLEN/ BUBBLED PAINT NOTED IN S.E. WALL/ CEILING AREAS DUE TO ROOF LEAK; REPAIR BY A LICENSED ROOFER IS RECOMMENDED, REPAIR ANY DAMAGED SHEET ROCK/ FRAMING IF NEEDED.

**6.1** SEE 6.0 COMMENTS ABOVE.

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



## 7. SUB-STRUCTURE, FOUNDATION, AND/ OR BASEMENT

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.



**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

IN NI NP RR

|            |   | IN | NI | NP | RR |
|------------|---|----|----|----|----|
| <b>7.0</b> | <b>FOUNDATIONS, BASEMENTS AND CRAWLSPACES</b> | X  |    |    |    |
| <b>7.1</b> | <b>WALLS (Structural)</b>                     | X  |    |    |    |
| <b>7.2</b> | <b>WALL FRAMING/ SILLS</b>                    |    | X  |    |    |
| <b>7.3</b> | <b>COLUMNS/ MAIN BEAMS</b>                    | X  |    |    |    |
| <b>7.4</b> | <b>FLOORS/ JOISTS (Structural)</b>            | X  |    |    |    |
| <b>7.5</b> | <b>CEILINGS (structural)</b>                  | X  |    |    |    |
| <b>7.6</b> | <b>WATER PENETRATION</b>                      |    |    |    | X  |

**Styles & Materials**

**Foundation:**  
SLAB

**Method used to observe**

**Crawlspace:**  
No crawlspace

**LIMITATIONS:**  
FINISH MATERIALS

IN NI NP RR

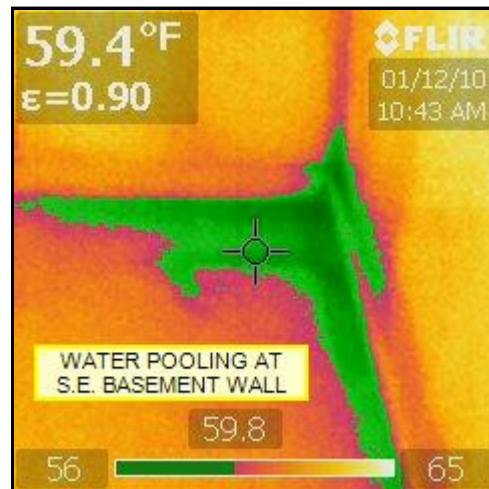
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**7.2 LIMITED TO NO VISUAL ACCESS DUE TO FINISH MATERIAL OBSTRUCTIONS.**

**7.6 STANDING WATER DETECTED IN S.E. BASEMENT ALONG FOUNDATION WALL. IT IS UNKNOWN WHERE MOISTURE IS COMING FROM. NOTE THAT THERE IS A SUMP PUMP ON ADJACENT SIDE OF WALL AT EXTERIOR AND THE ROOF WAS LEAKING AT TIME OF INSPECTION ON UPPER FLOOR OVER WATER POOLING IN BASEMENT; FURTHER EVALUATIONS BY A QUALIFIED ROOFER AND/ OR DRAINAGE CONTRACTOR IS RECOMMENDED.**



7.6 Picture 1



7.6 Picture 2

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



recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. ELECTRICAL



**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

IN NI NP RR

|            |   |   |  |  |   |
|------------|---|---|--|--|---|
| <b>8.0</b> | <b>SERVICE ENTRANCE LINES</b>   | X |  |  |   |
| <b>8.1</b> | <b>MAIN DISTRIBUTION PANEL(S), BREAKERS, and MAIN DISCONNECT</b>  | X |  |  |   |
| <b>8.2</b> | <b>SUB-PANEL(S)</b>   | X |  |  |   |
| <b>8.3</b> | <b>SWITCHES, RECEPTACLES, AND LIGHT FIXTURES (observed from a representative number)</b>  | X |  |  |   |
| <b>8.4</b> | <b>DEVICES</b>  |   |  |  | X |
| <b>8.5</b> | <b>WIRING</b>   | X |  |  |   |
| <b>8.6</b> | <b>GFCI, POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE</b> | X |  |  |   |
| <b>8.7</b> | <b>OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)</b>  |   |  |  | X |
| <b>8.8</b> | <b>LOCATION OF MAIN AND</b>   | X |  |  |   |

IN NI NP RR

**Styles & Materials**

**Electrical Service Conductors:**  
Copper

**Panel capacity:**  
125 AMP

**Panel Type:**  
Circuit breakers

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
Romex

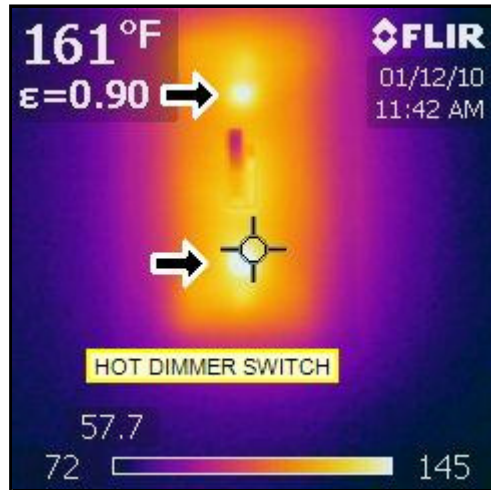
IN NI NP RR

|      | DISTRIBUTION PANELS |   |  |  |  |
|------|---------------------|---|--|--|--|
| 8.9  | GROUND PROVISIONS   | X |  |  |  |
| 8.10 | SMOKE DETECTORS     | X |  |  |  |

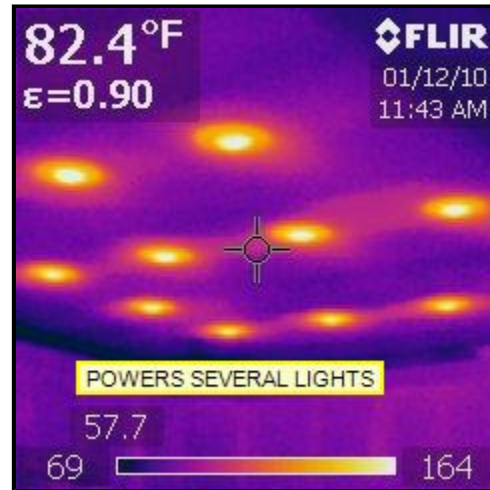
IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**8.4** DIMMER DEVICE TO KITCHEN CANNED LIGHTS REACHED 160 DEGREES AT COVER PLATE. IT APPEARS THAT THE DEVICE IS ON CIRCUIT OVERLOAD; RECOMMEND A LICENSED ELECTRICIAN TO EVALUATE AND REPAIR/ UPGRADE DIMMER DEVICE AS NEEDED FOR SAFETY.



8.4 Picture 1



8.4 Picture 2




8.4 Picture 3

**8.7** THE 1/2 BATHROOM AND BOTH UPPER BATHROOMS APPEAR TO BE ON THE SAME CIRCUIT AND DO NOT HAVE POWER. ALL GFCI RECEPTACLES AND THE AFCI BREAKERS IN PANELS ARE ALL RESET YET STILL THERE IS NO POWER; VERIFY GFCI RESET LOCATION WITH OWNERS, CONSULT A LICENSED ELECTRICIAN TO REPAIR AS NEEDED.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. HEATING AND COOLING

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. 

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

|            |  | IN | NI | NP | RR |
|------------|--|----|----|----|----|
| <b>9.0</b> | <b>HEATING EQUIPMENT</b>   | X  |    |    |    |
| <b>9.1</b> | <b>NORMAL OPERATING CONTROLS</b>   | X  |    |    |    |
| <b>9.2</b> | <b>GAS/ FUEL LINES</b>   | X  |    |    |    |
| <b>9.3</b> | <b>BURNERS</b>   |    |    | X  |    |
| <b>9.4</b> | <b>BLOWER MOTOR</b>  | X  |    |    |    |
| <b>9.5</b> | <b>DISTRIBUTION SYSTEMS<br/>(including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b> | X  |    |    |    |
| <b>9.6</b> | <b>PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM</b>  | X  |    |    |    |
| <b>9.7</b> | <b>FLUES AND VENTS</b>   |    |    | X  |    |
| <b>9.8</b> | <b>COLD AIR RETURN(S)</b>  |    |    | X  |    |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

### Styles & Materials

#### Heat Type:

WALL HEATER(S)

#### Energy

#### Source:

Electric

#### Number of Heat Systems (excluding wood):

One

#### Heat System

#### Brand:

CADET

#### Filter Type:

N/A

#### APPROX. AGE:

1 YEAR

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

**10(A). WATER HEATER #1 (ENVIRON-TEMP)**



|               |                         | IN | NI | NP | RR |
|---------------|-------------------------|----|----|----|----|
| <b>10.0.A</b> | <b>WATER HEATER</b>     |    |    |    | X  |
| <b>10.1.A</b> | <b>FLUE</b>             |    |    | X  |    |
| <b>10.2.A</b> | <b>GAS LINE(S)</b>      |    |    | X  |    |
| <b>10.3.A</b> | <b>TPRV DISCHARGE</b>   | X  |    |    |    |
| <b>10.4.A</b> | <b>OVERFLOW METHODS</b> | X  |    |    |    |
| <b>10.5.A</b> | <b>BURNER</b>           |    |    | X  |    |

IN NI NP RR

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**Styles & Materials**

**MANUFACTURER:**

INTERTHERM

**APPROX. AGE:**

10 YEARS


**SIZE/**

**CAPACITY:**

40 GALLONS

**POWER SOURCE:**

ELECTRIC

 **10.0.A** WATER HEATER IS AT/ NEAR THE END OF IT'S DESIGN LIFE. WATER STAINS DETECTED OVERFLOW PAN UNDER TANK- EVIDENCE OF A PAST PIN-HOLE LEAK. *NO INDICATION OF ANY ACTIVE LEAKS AT TIME OF INSPECTION*; RECOMMEND A QUALIFIED PLUMBER/ TECHNICIAN TO SERVICE WATER HEATER, EVALUATE, AND DETERMINE REPLACEMENT.

**10(B). WATER HEATER #2 (WHIRLPOOL)**



|               |                         | IN | NI | NP | RR |
|---------------|-------------------------|----|----|----|----|
| <b>10.0.B</b> | <b>WATER HEATER</b>     | X  |    |    |    |
| <b>10.1.B</b> | <b>FLUE</b>             |    |    | X  |    |
| <b>10.2.B</b> | <b>GAS LINE(S)</b>      |    |    | X  |    |
| <b>10.3.B</b> | <b>TPRV DISCHARGE</b>   | X  |    |    |    |
| <b>10.4.B</b> | <b>OVERFLOW METHODS</b> | X  |    |    |    |
| <b>10.5.B</b> | <b>BURNER</b>           |    |    | X  |    |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Styles & Materials**

**MANUFACTURER:**

WHIRLPOOL

**APPROX. AGE:**

1 YEAR

**SIZE/**

**CAPACITY:**

80 GALLONS

**POWER SOURCE:**

ELECTRIC

**10.0.B** NO OVERFLOW PAN OR SEISMIC EARTHQUAKE STRAPS FOUND TO EITHER WATER HEATERS; INSTALLATION IS RECOMMENDED.

## 11. PLUMBING



**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.

Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

IN NI NP RR

|             |  |   |  |   |   |
|-------------|--|---|--|---|---|
| <b>11.0</b> | <b>PLUMBING DRAIN, WASTE AND VENT SYSTEMS</b>                      | X |  |   |   |
| <b>11.1</b> | <b>PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES</b> |   |  |   | X |
| <b>11.2</b> | <b>MAIN FUEL SHUT OFF (GAS METER)</b>                              | X |  |   |   |
| <b>11.3</b> | <b>GAS LINES</b>   | X |  |   |   |
| <b>11.4</b> | <b>EXTERIOR HOSE BIB(S)</b>  | X |  |   |   |
| <b>11.5</b> | <b>SUMP PUMP</b>   |   |  |   | X |
| <b>11.6</b> | <b>LAUNDRY SINK</b>  |   |  | X |   |
| <b>11.7</b> | <b>WATER PRESSURE</b>  | X |  |   |   |
| <b>11.8</b> | <b>MAIN WATER ENTRY/ SHUT-OFF DEVICE(S)</b>                        |   |  | X |   |

IN NI NP RR

### Styles & Materials

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Not visible

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace PVC

**MAIN WATER  
SHUT-OFF  
LOCATION:**

UNDETERMINED  
LOCATION

**LIMITATIONS:**

SHEET ROCK/  
FINISH  
MATERIALS  
(PIPES/ DRAINS  
IN WALLS)

**11.1 COLD WATER VALVES ARE REVERSED (ON HOT WATER SIDE); INSTALL ON COLD WATER SIDE AT TIME OF NEXT SERVICE.**



11.1 Picture 1

**11.3 NOTE THAT THERE IS A GAS METER AT EXTERIOR YET ALL APPLIANCES ARE ELECTRIC? VERIFY REASONS WITH OWNER/ UTILITY COMPANY.**

**11.4 NO BACK FLOW PREVENTER VALVES HAVE BEEN INSTALLED TO FAUCETS; RECOMMEND INSTALLING THIS VALVE TO PREVENT UNWANTED SIPHONING INTO FRESH WATER SYSTEM- CONSULT A LICENSED PLUMBER AND/ OR YOUR LOCAL HARDWARE STORE SERVICE PERSON FOR VALVE PURCHASE/ INSTALLATION.**

**11.5 EVIDENCE OF A SUMP-PUMP NOTED AT THE S.E. EXTERIOR CORNER OF HOME. PUMP DID NOT APPEAR TO FUNCTION DURING HEAVY RAINS. IT IS PLUGGED IN TO A NEARBY OUTLET THAT DOES HAVE POWER. THE COVER PREVENT PHYSICAL ACCESS; VERIFY FUNCTIONALITY WITH OWNERS- REPAIR AS NEEDED.**

**11.8 UNDETERMINED LOCATION- VERIFY WITH OWNERS PRIOR TO CLOSE.**

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



## 12. STRUCTURAL PEST REPORT (WOOD DESTROYING ORGANISM)


IN NI NP RR

| 12.0  | PEST ACTIVITY AND/ OR DAMAGE TO EXTERIOR ELEMENTS   |  |  | X |   |
|-------|---|--|--|---|---|
| 12.1  | DRAINAGE AT EXTERIOR (GUTTERS, DOWN SPOUTS, ETC)  |  |  |   | X |
| 12.2  | EARTH TO WOOD CONTACT (STRUCTURAL ELEMENTS, SIDING, DECKS, PORCHES, TRIM)   |  |  |   | X |
| 12.3  | EXTERIOR DRY ROT (WINDOW TRIM, SIDING, FASCIA, SHEATHING, DECKING, ETC)   |  |  | X |   |
| 12.4  | CONDUCTIVE PEST CONDITIONS AT EXTERIOR (FAULTY GRADE, VEGETATION CONTACT, FIREWOOD ETC)                               |  |  |   | X |
| 12.5  | INTERIOR DRY ROT  |  |  | X |   |
| 12.6  | CONDUCTIVE CONDITIONS IN LIVING SPACE (MISSING/ FAILED CAULK IN BATHROOMS, ROOF LEAKS, ETC)                           |  |  |   | X |
| 12.7  | WATER PENETRATION IN HOME (SUB-STRUCTURE, GARAGE OR ATTIC SPACE) E.G. ROOF LEAKS                                      |  |  |   | X |
| 12.8  | CONDUCTIVE PLUMBING CONDITIONS (LEAKS, CORROSION OR AGED PIPING)  |  |  | X |   |
| 12.9  | ACTIVE PEST CONDITIONS OR DAMAGE IN SUB-STRUCTURE OR EXISTING/ CONDUCTIVE CONDITIONS THAT MAY RESULT IN PEST ACTIVITY |  |  | X |   |
| 12.10 | ANY SIGNS OF PAST OR PRESENT PEST ACTIVITY IN HOME  |  |  | X |   |
| 12.11 | MILDEW/ FUNGI   |  |  | X |   |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**12.1** LEAKY SOUTH GUTTER NOTED; REPAIR.

 **12.2** TWO HARDIPLANK (CEMENT) BOARDS AT N.W. AREA APPEAR BURIED IN SOIL. WHILE THIS MATERIAL IS NOT CONSIDERED TO BE PRONE TO DECAY/ROT, THIS IS CONDUCTIVE TO PEST ACTIVITY BEHIND WALL CLAD; RECOMMEND GRADING SOIL 4"-6" BELOW BOTTOM OF SIDING TO REDUCE RISK OF PEST ACTIVITY.



12.2 Picture 1

**12.4** EAST UPPER BALCONY LEAKS THROUGH FLOOR DUE TO POOLING; REPAIR/ RE-COAT DECKING.

**12.6** TILE GROUT IS NOT SEALED IN BATHROOMS AND HAS HAIRLINE CRACKS; APPLY GROUT SEAL TO PREVENT DECAY.

**12.7** BASEMENT LEAKS WATER/ POOLS AT S.E. CORNER; CONSULT A LICENSED DRAINAGE CONTRACTOR TO REPAIR.

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## General Summary

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### TRUE NORTH HOME INSPECTIONS

**13378 Forest View Ave SE  
Monroe Wa, 98272  
360.913.0601**

#### **Customer**

Mr. Jack Bauer

#### **Address**

24 CTU Drive  
SEATTLE WA 98122

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


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## 1. ROOF

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### 1.0 ROOF COVERINGS

#### **Repair or Replace**

-  ROOF LEAKS AT THE S.E. AREA INTO MASTER BEDROOM. WATER POOLING/ LEAKING THROUGH CEILING AND DOWN WALL AT TIME OF INSPECTION. NOTE THAT IT APPEARS A TOWEL HAS BEEN WRAPPED AROUND BASE OF PLUMBING STACK; RECOMMEND A LICENSED ROOFER TO EVALUATE/ REPAIR LEAK- CHECK SURROUNDING CONSTRUCTION FOR WATER DAMAGE AT TIME OF REPAIR.

### 1.1 FLASHINGS/ VALLEYS

#### **Repair or Replace**

-  N.W. LOWER APRON FLASHING AND STORM BOOT FLASHING TO SERVICE MAST IS LIFTING; SECURE LIFTED FLASHING FLUSH TO ROOF- CONSULT A QUALIFIED ROOFER TO REPAIR.

### 1.4 GUTTERS/ DOWN SPOUTS/ DRAINAGE

#### **Repair or Replace**

-  SOUTH GUTTER JOINT LEAKS, THE S.W. DOWN SPOUT DOES NOT TIE IN WITH THE EXISTING IN-GROUND DRAIN LINE; RECOMMEND REPAIRING LEAKY GUTTER, INSTALL A DRAIN TIE AND EXTENSION TO DOWN SPOUT.


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## 2. EXTERIOR

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### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Repair or Replace

-  (1) UPPER S.E. BALCONY FLOOR POOLS WATER/ LEAKS- DRIPPING AT TIME OF INSPECTION THROUGH WOOD FLOORING; RECOMMEND A QUALIFIED SPECIALIST TO REPAIR/ RE-COAT DECKING AS NEEDED.

### 2.11 WINDOW WELL(S)

#### Repair or Replace

-  S.W. WINDOW FRAME IS IN CONTACT WITH SOIL; GRADE SOIL A MINIMUM OF 4"6" BELOW BOTTOM OF FRAME TO PREVENT DAMAGE.


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## 4. BATHROOMS

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### 4.0 SINK(S)/ PLUMBING

#### Repair or Replace

-  (1) HOT SHUT-OFF VALVE IN LOWER BATHROOM LEAKS AT FITTING; RECOMMEND REPAIR BY A QUALIFIED PLUMBER.


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## 5. KITCHEN

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### 5.0 PLUMBING/ SINK/ FAUCET

#### Repair or Replace


-  (1) HOT/ COLD VALVES BOTH LEAK AT FITTINGS; RECOMMEND A LICENSED PLUMBER TO REPAIR LEAKS.

#### Repair or Replace

-  (3) LOWER KITCHEN FAUCET DOES NOT HAVE HOT WATER- REASONS UNKNOWN; CONSULT A LICENSED PLUMBER TO REPAIR.

### 5.8 VENTILATOR

#### Repair or Replace

-  AIR LEAKS AROUND MOUTH OF DUCT WHERE CONNECTED TO VENT IN CABINERY; RECOMMEND SEALING AIR GAPS.


---

## 6. INTERIOR, DOORS, AND WINDOWS

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### 6.0 CEILINGS

#### Repair or Replace

-  SWOLLEN/ BUBBLED PAINT NOTED IN S.E. WALL/ CEILING AREAS DUE TO ROOF LEAK; REPAIR BY A LICENSED ROOFER IS RECOMMENDED, REPAIR ANY DAMAGED SHEET ROCK/ FRAMING IF NEEDED.


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## 7. SUB-STRUCTURE, FOUNDATION, AND/ OR BASEMENT

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### 7.6 WATER PENETRATION

#### Repair or Replace

-  STANDING WATER DETECTED IN S.E. BASEMENT ALONG FOUNDATION WALL. IT IS UNKNOWN WHERE MOISTURE IS COMING FROM. NOTE THAT THERE IS A SUMP PUMP ON ADJACENT SIDE OF WALL AT EXTERIOR AND THE ROOF WAS LEAKING AT TIME OF INSPECTION ON UPPER FLOOR OVER WATER POOLING IN BASEMENT; FURTHER EVALUATIONS BY A QUALIFIED ROOFER AND/ OR DRAINAGE CONTRACTOR IS RECOMMENDED.


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## 8. ELECTRICAL

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### 8.4 DEVICES

#### Repair or Replace

-  DIMMER DEVICE TO KITCHEN CANNED LIGHTS REACHED 160 DEGREES AT COVER PLATE. IT APPEARS THAT THE DEVICE IS ON CIRCUIT OVERLOAD; RECOMMEND A LICENSED ELECTRICIAN TO EVALUATE AND REPAIR/ UPGRADE DIMMER DEVICE AS NEEDED FOR SAFETY.

### 8.7 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

#### Repair or Replace

-  THE 1/2 BATHROOM AND BOTH UPPER BATHROOMS APPEAR TO BE ON THE SAME CIRCUIT AND DO NOT HAVE POWER. ALL GFCI RECEPTACLES AND THE AFCI BREAKERS IN PANELS ARE ALL RESET YET STILL THERE IS NO POWER; VERIFY GFCI RESET LOCATION WITH OWNERS, CONSULT A LICENSED ELECTRICIAN TO REPAIR AS NEEDED.


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## 10(A). WATER HEATER #1 (ENVIRON-TEMP)

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### 10.0.A WATER HEATER

#### Repair or Replace

-  WATER HEATER IS AT/ NEAR THE END OF IT'S DESIGN LIFE. WATER STAINS DETECTED OVERFLOW PAN UNDER TANK- EVIDENCE OF A PAST PIN-HOLE LEAK. *NO INDICATION OF ANY ACTIVE LEAKS AT TIME OF INSPECTION*; RECOMMEND A QUALIFIED PLUMBER/ TECHNICIAN TO SERVICE WATER HEATER, EVALUATE, AND DETERMINE REPLACEMENT.


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## 11. PLUMBING

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### 11.5 SUMP PUMP

#### Repair or Replace

-  EVIDENCE OF A SUMP-PUMP NOTED AT THE S.E. EXTERIOR CORNER OF HOME. PUMP DID NOT APPEAR TO FUNCTION DURING HEAVY RAINS. IT IS PLUGGED IN TO A NEARBY OUTLET THAT DOES HAVE POWER. THE COVER PREVENT PHYSICAL ACCESS; VERIFY

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## 11. PLUMBING

---

FUNCTIONALITY WITH OWNERS- REPAIR AS NEEDED.

---

## 12. STRUCTURAL PEST REPORT (WOOD DESTROYING ORGANISM)

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### 12.2 EARTH TO WOOD CONTACT (STRUCTURAL ELEMENTS, SIDING, DECKS, PORCHES, TRIM)

#### Repair or Replace



TWO HARDIPLANK (CEMENT) BOARDS AT N.W. AREA APPEAR BURIED IN SOIL. WHILE THIS MATERIAL IS NOT CONSIDERED TO BE PRONE TO DECAY/ROT, THIS IS CONDUCTIVE TO PEST ACTIVITY BEHIND WALL CLAD; RECOMMEND GRADING SOIL 4"-6" BELOW BOTTOM OF SIDING TO REDUCE RISK OF PEST ACTIVITY.

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

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# INVOICE

**TRUE NORTH HOME INSPECTIONS**  
**13378 Forest View Ave SE**  
**Monroe Wa, 98272**  
**360.913.0601**  
**Inspected By: Keven Swartz SPI#**  
**65264 ASHI #245518**

**Inspection Date: 1/11/2010**  
**Report ID: 24**

| Customer Info:  | Inspection Property:             |
|---|----------------------------------|
| Mr. Jack Bauer<br><br><b>Customer's Real Estate Professional:</b> | 24 CTU Drive<br>SEATTLE WA 98122 |

## Inspection Fee:

| Service | Price | Amount | Sub-Total                 |
|---------|-------|--------|---------------------------|
|         |       |        | <b>Tax \$0.00</b>         |
|         |       |        | <b>Total Price \$0.00</b> |

**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection

**Note:**



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## TRUE NORTH HOME INSPECTIONS

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**Keven Swartz SPI# 65264 ASHI #245518**  
**13378 Forest View Ave SE**  
**Monroe Wa, 98272**

**360.913.0601**

