CENTENNIAL
HOME INSPECTION
SERVICES INC.

(this is an inspection that occurred in 2008; only details on the first page have been changed)

GENERAL BUILDING INSPECTION REPORT FOR
22716 Second Court of Last Resort, Spendy Suburb, Wa.
FOR THE EXCLUSIVE USE OF Savvy and Prudent Byers

FEE: $670.00 PAID

Antiquarius 3, 2008 cover letter, 24 page report

PICTURE OF BEAUTIFUL HOME HERE

OVERVIEW

This wood frame 3500 square foot two-story home with cast-in-place concrete foundation is new construction and selling for $845,000. **The unusual number of obvious deficiencies in this home indicates that the builder and/or the sub-contractors were not highly experienced, and the same appears to be true of the municipal inspectors that were supposed to be keeping an eye on the project.** ***The degree of caveat emptor is substantially elevated when purchasing a home under these circumstances.*** **The home appears to have been built as owner-builder construction, rather than contractor-spec or contractor-client construction. In order to acquire as much information as possible, the client should obtain copies of all relevant data, i.e., applicable permits, previous municipal inspection reports and *the Certificate of Occupancy*.**

Because the significant defects noted in the major components were **greater in number and of more than typical significance,** this house is deemed to be in **below average condition,** relative to other properties of the same age and construction. For orientation purposes, the garage doors faces west.

MECHANICAL SYSTEMS

PLUMBING

The visible plumbing system has PEX plastic water supply lines, ABS plastic drain-waste-vent lines, and a builder grade xx 40,000 BTU gas-fired water heater of 50 gallon capacity. The average lifespan of water heaters is eight to twelve years.

The water heater is equipped with a temperature/pressure relief (TPR) valve. The temperature/pressure relief valve is set to open at either 150 psi or 210 degrees F. **There is no discharge pipe installed at the pressure relief valve: discharge piping is required and should discharge to the exterior of the house.** Earthquake restraining straps are in place. Observation through the viewing port revealed a strong blue flame which is a sign of proper burning. Using the TIF 8800 combustible gas detector, the gas supply lines were checked for natural gas leaks and none were found. The ignition source is properly located a minimum of 18 inches above the garage slab floor. No backdrafting or spillage was detected at the flue and no significant moisture or corrosion was noted at the bottom of the water heater tank. **The exhaust flue for this appliance has a significant reverse slope at two different places; gas flues must have ¼-inch per foot upward slope away from the appliance. A written dialogue with the local permitting authority on this point is recommended.**

xx water heater

no discharge pipe from TPR valve

The water temperature measured a little low at 112 degrees F. at the tap. The recommended setting for homes with children and the maximum allowable setting for rental houses under the state landlord-tenant act is 120 degrees F. This is to prevent the possibility of scald injuries due to hot water coming directly from the water taps. **Adjusting the temperature setting prior to moving in is recommended.**

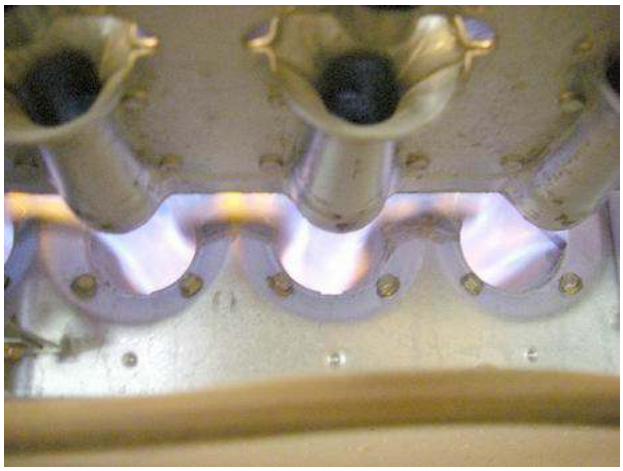
reverse slope (twice) in water heater flue

Water pressure measured 75 psi static with 40 to 80 being the normal range. Water volume (flow) is adequate when two fixtures are running simultaneously. The main water shut off is located next to the water heater.

Unless otherwise noted, the water meter at the street, the water line from the street to the house, and the plumbing fixture at the washing machine hookup were not operated/evaluated; these items and the washer water supply lines are exempt from this inspection.

HEATING, VENTILATION, AIR CONDITIONING (HVAC)

Payne/Carrier gas-fired furnace



strong blue flame

This home is heated by an induced-draft Payne/Carrier gas-fired, four burner, 88,000 BTU updraft furnace with a hot surface igniter and a direct drive forced air distribution system that is controlled by a RiteTemp thermostat. The thermostat is a set-back unit; it can be programmed to reduce heat demand at off-peak hours, thereby reducing heating bills. **The thermostat summer fan switch is not functional.**

Removal of the furnace panel cover revealed a strong blue flame and good flame characteristics. Due to the design, none of the heat exchanger is accessible to inspection without dismantling the furnace. The ignition source is located a minimum of 18 inches above the garage slab floor. An impact barrier has been installed to prevent auto damage to the gas line.

Because the garage doors have been weather-stripped, there is an insufficient amount of combustion air to feed the flames of the two (furnace and water heater) gas-fired appliances. Either the weatherstripping should be removed from the doors or vents must be cut through an exterior wall to provide an adequate supply of combustion air.

Radial play in the blower shaft and bearings is not excessive. The blower functions properly and quietly. **The furnace filter is very dirty and should be replaced at this time.**

Temperature increase measured 69 degrees F., which is just within the 40-70 degrees specified for this unit. Tests with the Bacharach Monoxor II detector revealed that the unit is releasing no carbon monoxide into the house; carbon monoxide in the house could indicate a defective heat exchanger. Using the TIF 8800 combustible gas detector, the gas supply lines were checked for natural gas leaks and none were detected.

As is typical when a furnace is not located in the center of the home, the heat flow is diminished at the registers furthest from the furnace. This can often be compensated for by balancing the registers. **As a considerable amount of building debris and dust accumulates in the heating system during construction, having the furnace and heating ducts professionally vacuumed is recommended.**

fireplace flue in close proximity to framing

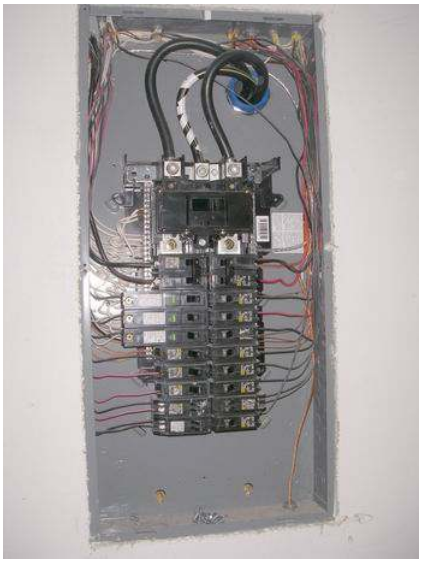
debris from register boot

The heating system appears to be in serviceable condition. Gas furnaces should be serviced every two years for optimal life expectancy and efficiency.

There is some concern over the clearances of the fireplace flue to the adjacent exterior framing. Because our queries have not yet been responded to, the manufacturer's installation instructions should be reviewed to confirm that the close proximity of the flue to the framing is an approved installation.

ELECTRICAL

The 120-240 volt overhead electrical service is connected to a Square D single bus 200 amp circuit breaker panel on the north garage wall. Removal of the service panel cover reveals aluminum 4/0 service entrance cable (from meter to panel), copper branch wiring (from panel to house), a multi-strand aluminum oven circuit, and a 200 amp main disconnect for the household circuits. The system appears to be grounded to a driven grounding rod.



Square D circuit breaker panel

There are at least six Ground Fault Circuit Interrupters (GFCIs) in this home, located in the kitchen, powder room, exterior, and garage. A GFCI is a safety feature that shuts off the power very quickly in an emergency (i.e., a toaster falling in a sink full of water). The bedroom receptacles are protected by Arc Fault Circuit Interrupters located in the breaker panel; AFCIs and GFCIs should be tested monthly. AFCIs and GFCIs are tested by simply depressing the test button to make them trip, then pushing the reset button on the receptacle for the GFCI or resetting the breaker for the AFCI (toggle all the way to "off", then to "on").

Inspection of the wiring and circuit breaker panel reveal significant deficiencies that include, but may not be limited to:

- **no electrical permits found on site;**
- **defective AFCI breaker;**
- **no (dedicated) GFCI protection for the hydro-massage tub;**
- **receptacle with reversed polarity.**

Due to the defects noted, a licensed electrician should be retained to survey this system and make the necessary corrections.

EXTERIOR

WALKS/PATIOS AND DRIVEWAYS

The exposed aggregate concrete driveway, patio, and walkways are in serviceable condition. **It could not be confirmed if the front porch slab is structural (steel reinforced) concrete. If it is, all of the falsework and form material must be removed from underneath. If the slab is not structural (requires support), the framing is substandard and requires correction.**

formboards for concrete porch walls

porch slab support

DRAINAGE/DOWNSPOUTS

No significant defects were noted in the downspouts. The downspouts flow into below grade drain lines (BGDLs) that probably empty into a community storm drain. These BGDLs should be flushed annually with a garden hose to ensure that they are not plugged or collapsed. The operation and discharge of the underground drain lines is not included in the scope of this inspection. Plugged drains are a common cause of water leakage into basements and crawl spaces.

LANDSCAPING

<u>The earth or groundcover is in contact with or in close proximity to the cultured stone veneer walls at the southwest corner</u>. The cultured stone covers the wood sheathing and framing and is not water proof, so it should be treated like any other siding: the soil or groundcover should be kept four to six inches below the top of the concrete foundation wall. A four to six inch clearance should always be maintained between any earth, groundcover or foliage and any siding or wood members of the house. This aids in eliminating an attraction for wood boring insects or organisms. **The earth or groundcover should be excavated away from the siding and/or rock veneer walls and the soil sloped to drain away from the foundation.**

Any foliage in contact with the siding should be pruned to permit the siding to "breathe". Any cellulose debris or untreated wood, such as firewood, should be stored at least ten feet from the house. This also aids in eliminating an attraction for wood-destroying insects or organisms.

Caution is advised when planting trees or shrubs at or near the top of a retaining wall, or a wall is installed in close proximity to a large tree. Over a period of time the root balls may grow to the point they put pressure on the retaining wall. Some retaining walls, mostly rockery walls, have failed due to root ball growth. In addition, the bank has been cut near the large evergreen tree on the south side, and roots may have been damaged in the process. A conversation with an arborist on this point is recommended.

There are multiple areas where cuts have been made to the slope on the south side of the home, which may create a stability issue for the trees at the top of the slope. The client may want to consult with a geotech and/or arborist to confirm that support for the trees is adequate.

soil against cultured stone veneer

roots for this tree may have been cut

BUILDING

This home is clad with a cementitious lap siding, cultured stone veneer, and cedar shingles. No significant defects were noted in the stone or the cementitious composition lap siding. The lap siding appears to be a Hardiplank product, advertised as a 50-year fiber-cement product that is immune to permanent water damage and termites. It has, however, been known to absorb water and swell, giving it a wavy appearance. **The cedar shingle siding warrants attention. The transition details are incomplete in some small difficult-to-see areas where moisture intrusion in a swirling wind-driven rain must be regarded as likely. In addition at least one shingle panel has not been properly nailed; the center of the panel can be depress ½ inch. Blind nailing was also not used in all areas. The soffit was omitted from the fireplace bump-out, leaving the framing and (hopefully-soon-to-be-in-place) insulation unprotected.**

exposed building paper, not weathertight

overcut and uncaulked shingle at window

fireplace bump-out

exposed framing underneath

<u>None of the double French-type doors are weather-tight</u>; this is especially critical on the weather side of the home. Moisture intrusion at these points will not only promote decay but ruin interior finishes (e.g., hardwood floors). The building contractor should take the necessary steps to provide assurances that the exterior shell was built to a weather-tight condition. The door and window sills are in serviceable condition. The exterior hose bibs are functional and securely mounted to the home. The eave areas are in serviceable condition with numerous vents to the attic.

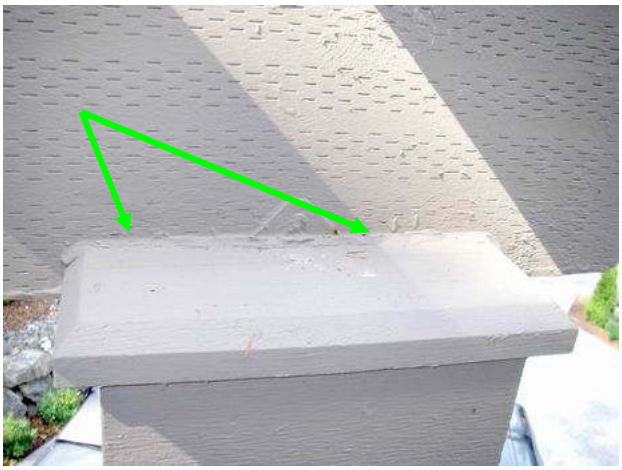
doors not weather-tight

The deck framing is not accessible to inspection due to the soffit underneath and is exempted from the scope of this inspection. The deck coating appears to be a fluid-applied elastomeric coating. Requesting information regarding manufacturer brand, recommended maintenance, and warranty documents is advised. Most manufacturers prohibit the use of some types of furniture that may damage the deck surface. Because all penetrations of the deck surface can lead to water damage, requesting information on the method of sealing the handrail bolts is also recommended. ***The downspout also constitutes a penetration and the differing thermal expansion and contraction characteristics of the membrane and the downspout metal could cause a separation of the membrane; a written dialogue with the builder on this point is recommended.*** **<u>The south edge of the deck appears to be unfinished</u>; the mesh fastened to this area may indicate that cultured stone was to be installed.**

unfinished mesh on side of deck *request confirmation that penetrations are sealed*

downspout penetrates deck membrane

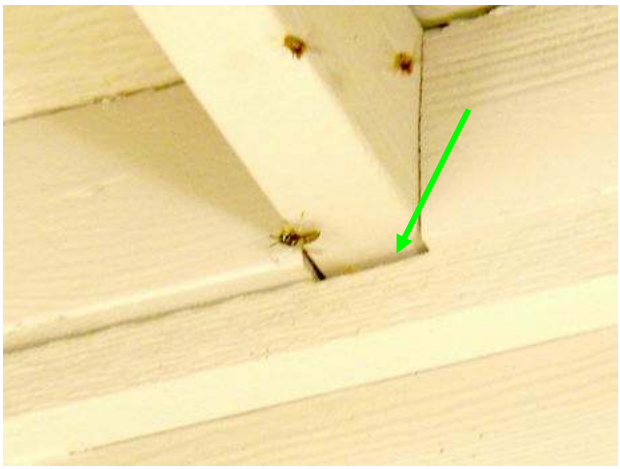
The arbor-type structure over the deck warrants mention. Although the beams are pressure-treated, the rafters are not. Unless well-protected from the elements, these members will eventually decay and require replacement. In addition, the column caps depend on caulk to keep moisture from entering the columns. Caulk is a poor substitute for flashing or other permanent water-sealing methods as it is an owner maintenance intensive material that requires vigilance and renewal.



untreated rafters on pressure-treated beam *caulk here depended on for weathertight seal*

ATTIC/ROOF FRAMING/ROOF

There is no access to the lower roof sub-areas (e.g., over the entry or bumpouts) ***and they are therefore exempted from this inspection and report. There may be deficiencies in this area that would have a negative effect on the value of this home.*** **<u>There is a very active bees' nest in the roof sub-area above the west bump-out</u>; an exterminator should be retained.**



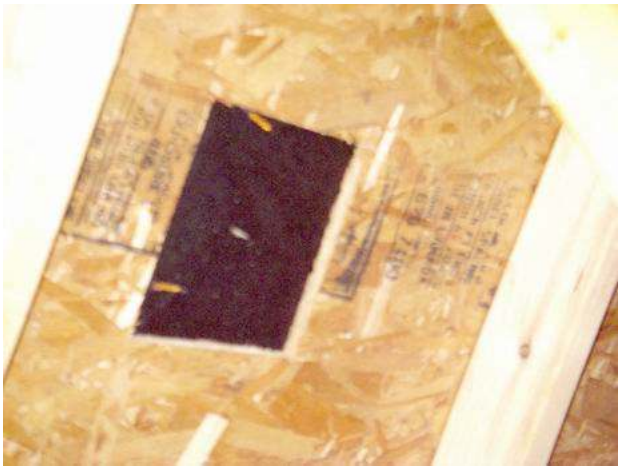
insect access

The access to the accessible or main attic is via a pass-through in the ceiling of the master bedroom closet. **None of the east quadrant of the attic area is accessible because the oriented strandboard sheathing separating the areas was not cut through.** Observation from the hatch reveals truss construction of a 2x4 configuration 24 inches on center. The oriented strandboard sheathing appears to be in serviceable condition.

The attic has fourteen to sixteen inches of blown-in fiberglass insulation providing an insulating factor of approximately R-38. It should be noted that the existence of attic insulation hampers and in many cases prevents a visual inspection of the framing members. The skylight chase walls are insulated with fiberglass batt insulation.

<u>Ventilation is substandard</u>. At least three of the holes cut through the sheathing have been roofed over, and the installed roof ventilation does not meet the requirements (ten vents for top roof, one each for main & entry roofs). At a minimum, attic ventilation should meet the requirements documented in the prints. The air is currently dry and there are no signs of condensation. The bathroom and laundry fans are ducted to the outside via roof vents **(see ROOF section).**

roof framing, typical



vent cut-out roofed over

The roof consists of one tier of laminated architectural-style asphalt/fiberglass composition shingles with wrapped valleys; metal roofing has been used on some of the smaller roof planes. No significant defects were noted in the roofing material **but there are concerns over the roof installation. <u>All of the discharge vents for the various fan ducts have been sealed in place with caulk - an unnecessary step if properly installed</u>. <u>None of the other roof penetrations are so sealed, so the caulked units were likely retrofitted after the roof was installed</u>. Caulk is a temporary and high-maintenance-owner-chore, and has no place on a new roof. <u>The flashing at the skylights has not been properly installed, and neither the shingle tabs nor flashing were extended down to protect the top of the barge rafters, so they will eventually decay from exposure to the elements</u>. There are beginning accumulations of moss on the southeast field that will eventually lift the shingle corners, making them susceptible to wind lift, so all of the moss should be removed.**

laminated architectural-style shingle roof

caulk at all fan duct discharge vents

exposed barge rafter end

step flashing installed on top of shingles

There also appears to be avenues for moisture intrusion at the lower roof areas that feature some type of metal roofing.

appear to be potential sources of moisture intrusion in a wind-driven rain

No significant defects were noted in the aluminum gutters **but most of the gutters are already partially or completely clogged with debris and should be cleaned prior to closing.** Gutters are an integral part of the roof system and in order to properly maintain a roof, the gutters must be kept free flowing.

Due to the deficiencies noted, *an independent licensed roofing contractor* – other than the one that installed the roof - should be retained to further evaluate all of the roof, roof systems and flashings and implement the necessary corrections.

CRAWL SPACE - FOUNDATION - MOISTURE INFILTRATION

The crawl space is accessed via a pass-through in the garage wall. **The access door is a hollow-core door; the door should be a properly-installed fire-rated door.** No significant defects were observed in the concrete perimeter footings or foundation walls. The foundation framing consists of clearspan 2x10 floor joists 16 inches on center. There are anchor bolts securing the sill plates to the foundation walls. The subfloor was spot checked in random areas; no significant defects were noted.

The crawl space has a polyethylene vapor barrier. The floor, heating ducts and water supply lines are insulated. **It should be noted that the existence of underfloor insulation hampers and in many cases prevents a visual inspection of the framing members and/or subfloor.**

Ventilation is technically inadequate; <u>there are five vents when there should be six</u>.

blocked crawl space vent

standing water in northwest corner

Some construction debris was noted in random areas. All construction debris or concrete formwork left in place by the builder should be stripped and/or removed from the crawl space. This aids in eliminating an attraction for wood-destroying insects or organisms.

<u>Standing water was noted in the northwest corner of the crawl space</u>. While not unusual in new construction, standing water should not remain in the crawl space. The area should be dewatered and then monitored to assure that it remains dry. No apparent provision has been made for the possibility of moisture infiltration into this crawl space, i.e., no sump or BGDL system was visible. In the event of moisture accumulation from any source, percolation or evaporation appear to be the only methods of ridding this area of excess moisture.

cellulose debris in crawl space

INTERIOR

Smoke detectors are located in the upper and lower common areas and all sleeping rooms. The detectors were not tested; checking the batteries and operation of the detectors prior to move-in and on a monthly basis is recommended. Current regulations require smoke detectors on each floor and in each bedroom.

The grout in all of the tile surfaces in the home should be sealed prior to occupancy to prevent staining or moisture absorption into the substrate. This is a maintenance item that is usually necessary every two to three years depending on the amount of use the surface in question receives.

The guides several windows throughout the house are disconnected or not properly or completely installed; corrective action is warranted.

LIVING/DINING/ENTRY

The entry door is equipped with a deadbolt lock. The bifold coat closet doors operate properly **but there are no handles installed.** The French-style doors are equipped with vertical latchbolts and a horizontal deadbolt **(see EXTERIOR section).** No significant defects were noted in the glass or seals of the dual pane windows. The electrical receptacles tested have correct polarity and grounding. Heat for this area is provided by two forced air heat registers.

The sealed gas fireplace is functional. Using the TIF 8800 combustible gas detector, the gas valve was checked for natural gas leaks and none were found.

KITCHEN/EATING SPACE

All of the elements of the gas stove top and electric oven are functional, as are the six-speed ventilation fan and cook light and microwave oven. Using the TIF 8800 combustible gas detector, the gas burners were checked for natural gas leaks and none were found. The side-by-side refrigerator is in operating condition **but the ice and water dispenser is not yet functional.**

The double stainless steel sink and fixtures are in serviceable condition. There are no noticeable leaks in the faucet, water supply lines, or P-trap drain assembly. **The garbage disposal is not yet wired and is not functional.** The dishwasher appeared to function properly on an abbreviated cycle and there are no apparent leaks **but it is not properly secured under the countertop and the discharge line is not properly plumbed to the drain. There is an exterior air gap that is not being used for unknown reasons; a conversation with the builder on this point is recommended.** The solid surface countertops are in serviceable condition. The cabinet doors and drawer fronts are secure **but most of the double cabinet doors require adjustment.** The pantry door operates properly.

improper loop by-passes the air gap

exterior air gap (should be drilled for air passage)

The electrical receptacles tested have correct polarity and grounding, and are protected by two GFCI devices located in the kitchen (see ELECTRICAL section). No significant defects were noted in the glass or seals of the dual pane windows. The tile floor feels firm and there is no visible evidence of moisture damage.

FAMILY ROOM

No significant defects were noted in the glass or seals of the dual pane windows. The electrical receptacles tested have correct polarity and grounding. Heat for this area is provided by two forced air heat registers.

The sealed gas fireplace is functional. Using the TIF 8800 combustible gas detector, the gas valve was checked for natural gas leaks and none were found.

POWDER ROOM

The vitreous china sink, solid surface vanity top, and faucet are in serviceable condition. **Scrap wood kickers are still in place under the sink that appear to be holding the sink in place. Insuring that the sink is properly supported without the kickers prior to move-in is recommended.** There are no noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines.

kickers under sink

The dual-flush commode functions properly and is solidly mounted. Water volume (flow) is adequate when two fixtures are used simultaneously. Moisture readings in the flooring at the commode were normal. The hardwood flooring feels firm and there is no visible evidence of moisture damage.

The door lock is functional. The ventilation fan is functional. The electrical receptacle has correct polarity and grounding and is a GFCI device. Heat for this room is provided by a forced air heat register.

OFFICE/BEDROOM

No significant defects were noted in the glass or seals of the dual pane windows. The entry door operates properly. The double exterior doors are equipped with vertical latchbolts and a horizontal deadbolt **(see EXTERIOR section).** The electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by a forced air heat register.

UPPER LEVEL

MASTER BATHROOM

No significant defects were noted in the 10-jet hydro-massage bathtub, ceramic tile bench or fixtures. The substrate under the tile feels firm. **Neither the requisite access panel nor dedicated GFCI receptacle for the tub motor were found. The jet-motor is required to be readily accessible and on its own dedicated GFCI circuit (IRC E4109.3, NEC 680.71).**

No significant defects were noted in the tile shower enclosure, fiberglass shower pan, or fixtures. The substrate under the tile feels firm.

The vitreous china sinks, solid surface vanity top, and faucets are in serviceable condition. There are no noticeable leaks in the faucets, the P-trap drain assemblies, or the water supply lines.

The dual-flush commode functions properly and is solidly mounted. Water volume (flow) is adequate when two fixtures are used simultaneously. Moisture readings in the flooring at the bathtub, shower and commode were normal. The tile flooring feels firm and there is no visible evidence of moisture damage.

There are no door locks. The entry door does not latch properly and binds in the jam. The ventilation fans are functional. The electrical receptacles have correct polarity and grounding and are on the GFCI circuit with the powder room. No significant defects were noted in the glass or seals of the dual pane windows or skylights. Heat for this room is provided by a forced air heat register.

MASTER BEDROOM

No significant defects were noted in the glass or seals of the dual pane windows. The entry door and hinged walk-in closet doors operate properly. **The east electrical receptacle on the north wall has reversed polarity(see ELECTRICAL section).** The other electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by a forced air heat register.

HALL BATHROOM

No significant defects were noted in the acrylic bathtub, tile shower surround, or fixtures. The substrate under the tile feels firm.

The vitreous china sinks, tile vanity top, and faucets are in serviceable condition. There are no noticeable leaks in the faucets, the P-trap drain assemblies, or the water supply lines.

The dual-flush commode functions properly and is solidly mounted. Water volume (flow) is adequate when two fixtures are used simultaneously. Moisture readings in the flooring at the bathtub and commode were normal. The tile flooring feels firm and there is no visible evidence of moisture damage.

The entry door lock is functional. The ventilation fans are functional. The electrical receptacles have correct polarity and grounding and are on the GFCI circuit with the powder room. No significant defects were noted in the glass or seals of the dual pane windows or skylights. Heat for this room is provided by a forced air heat register.

SECOND BEDROOM (south)

No significant defects were noted in the glass or seals of the dual pane windows. The entry door and closet doors operate properly. The electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by a forced air heat register.

THIRD BEDROOM (southeast)

No significant defects were noted in the glass or seals of the dual pane windows. The entry door and closet doors operate properly. The electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by a forced air heat register.

LAUNDRY

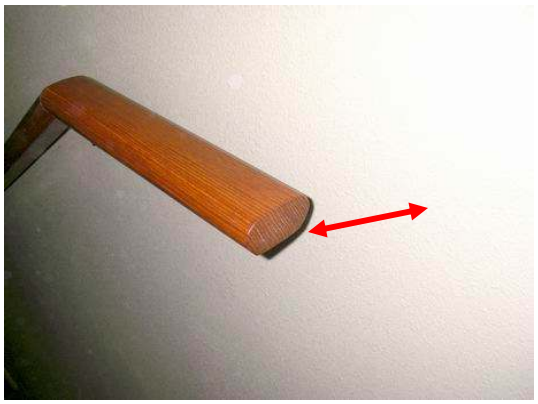
No significant defects were noted in the glass or seals of the dual pane windows. The entry door operates properly. The electrical receptacles have correct polarity and grounding and one is a GFCI device. There is a 240-volt dryer receptacle. The ventilation fan is functional. Heat for this room is provided by a forced air heat register.

The stainless steel utilitub and faucet are in serviceable condition. There are no noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines.

BONUS ROOM

No significant defects were noted in the glass or seals of the dual pane windows. The electrical receptacles tested all have correct polarity and grounding. The entry door operates properly. Heat for this room is provided by a forced air heat register.

GARAGE



handrail with no return to wall

typical handrail with proper "return"

The handrail in the stairwell to the garage is substandard in that the ends of the handrail do not "return" to the wall. Some of the walls and concrete slab floor are obstructed with stored material and could not be inspected. The visible portion of the floor is in serviceable condition, with normal settling cracks. **The access door to the crawl space should be a solid-core fire-rated door to maintain the proper fire-rating between the garage and the rest of the house.**

The garage doors are controlled by electric garage door openers. The openers are functional, as are the safety stops. **The north safety-stop light-beam bracket is loose and should be tightened. The top rail on the south garage door is not properly secured on the south side. The rail is designed to reinforce the garage door panels and prevent them from sagging. The rail should be properly secured in the same fashion as the rails on the rest of the garage doors.** The access door to the living area is equipped with a deadbolt lock. The self-closing hinge on the access door is functional. The electrical receptacles tested have correct polarity and grounding and one is a GFCI device. **The built-in vacuum cleaner is not yet installed and no visible exhaust was noted. Built-in vacuums are required exhaust to the exterior.**

loose garage door bracket

WOOD-DESTROYING ORGANISM REPORT

No evidence of wood-destroying insects was noted. It should be noted that many wood damaging insects are dormant in the cold months and may appear, especially if there are conditions conducive to wood-destroying pest infestation. Centennial Home Inspection Services, Inc. is not responsible for detecting wood-destroying insects during the dormant season. Conditions conducive to pest infestation noted on this property include but may not be limited to:

- **cellulose debris in crawl space;**
- **standing water in crawl space;**
- **earth to cultured stone contact at exterior.**

Eliminating the conducive conditions is recommended to prevent an attraction for wood-destroying insects/organisms.

SUMMARY

Items deemed most in need of attention or close monitoring:

1. As this is new construction, all deficiencies should be addressed.

DISCLAIMER
Please read

Centennial Home Inspection Services Inc. adheres to the professional Standards of Practice and Code of Ethics set forth by the American Society of Home Inspectors (ASHI). All opinions, observations, and conclusions in this inspection are based on the expertise of Centennial Home Inspection Services Inc. This inspection report is believed to be reliable **but may not reflect the exact conditions of every inspected item (i.e., defective window seals in dual pane windows are not visible in some circumstances). We do not imply that an item not mentioned is satisfactory or in working order.**

This inspection is limited in scope to those areas inside the perimeters of the living structure that may be visually inspected. Covered, hidden, or inaccessible areas of the structure are excluded from this report; the condition of inaccessible items and areas could have a substantial impact on the condition and value of this structure. Centennial Home Inspection Services Inc. does not do soils analysis or engineering or hazardous material testing, and does not inspect hot tubs, swimming pools, sports courts, underground sprinklers, pipes, or wiring, smoke detectors, heat pumps, septic tanks, docks, or built in food processors, vacuum cleaners, alarm systems, intercoms, phone systems, etc. ***WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request for an additional fee.***

Centennial Home Inspection Services Inc. assumes no liability and shall not be liable for any mistakes, omissions or errors in judgment by any employee or officer beyond the cost of this report. **If any statements in this disclaimer, the cover letter, or any areas not covered by this inspection are of concern to the client, these concerns need to be addressed prior to closing. Centennial Home Inspection Services Inc. does have outside consultants in many of these areas. Should you receive any opinions or information that contradicts the opinions in this report, notify us immediately, before any repair work is started or costs incurred.**

Thank you very much for using our services. If you have any questions, call anytime.

Respectfully submitted,

Centennial Home Inspection Services Inc.
A Washington Corporation

WSDA CPCC 57638