



**GENERAL BUILDING INSPECTION REPORT FOR**  
**1111 11th Avenue, Seattle, Wa.**  
**FOR THE EXCLUSIVE USE OF New Construction**

May 2, 2000

cover letter, 24 page report



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1 **OVERVIEW**

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3 This wood frame two-story home with cast-in-place concrete foundation is new  
4 construction. **In order to acquire as much information as possible, the client should obtain**  
5 **copies of all relevant data, i.e., the Form 17, applicable permits, final certificate of occupancy.**  
6

7 **Due the poor quality workmanship noted and because the significant defects noted in**  
8 **the major components were much greater in number and significance,** this home is deemed to  
9 be in **substantially below average condition,** relative to other new construction homes.  
10

11 **MECHANICAL SYSTEMS**

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14 **PLUMBING**

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16 The visible plumbing system has copper water supply lines, ABS plastic drain-waste-vent  
17 lines, and a 38,000 BTU gas-fired General Electric water heater of 50 gallon capacity. The  
18 average lifespan of water heaters is eight to twelve years.  
19

20 The water heater is equipped with a temperature-pressure relief (TPR) valve and discharge  
21 pipe. **The routing and workmanship of the discharge piping for the TPR valve appears to be**  
22 **below the “workmanlike and professional” standard required.** The pressure relief valve is set  
23 to open at either 150 psi or 210 degrees F. **There is no expansion tank in place; a conversation**  
24 **with the local permitting agency on this point is recommended as they are required in most**  
25 **jurisdictions.** Earthquake restraining straps are in place. **The lower strap is higher than it**  
26 **should be; it should be in the lower third of the tank height.** Removal of the inspection plate  
27 and "roll out" shield revealed a strong blue flame which is a sign of proper burning. Using the TIF  
28 8800 combustible gas detector, the gas supply lines were checked for natural gas leaks and none  
29 were found. The ignition source is properly located a minimum of 18 inches above the garage slab  
30 floor. No backdrafting or spillage was detected at the flue and no significant moisture or corrosion  
31 was noted at the bottom of the water heater tank.  
32

33 **The water temperature measured 132 degrees F. at the tap.** The recommended setting  
34 for homes with children and the maximum allowable setting for rental houses under the state  
35 landlord-tenant act is 120 degrees F. **This is to prevent the possibility of scald injuries due to**  
36 **hot water coming directly from the water taps.**  
37

38 **Water pressure measured quite high at 110 psi static** with 40 to 80 being the normal  
39 range; **a pressure regulator should be installed to reduce the pressure to prevent excessive**  
40 **wear and tear on the plumbing fixtures.**

1 **Under the vapor barrier, the sewer line has been improperly spliced with no hub**  
2 **fittings and it appears the leak-proof integrity depends on duct tape.**  
3



4  
5 *note discharge pipe and lower earthquake strap*



6  
7 *“spliced” sewer pipe*

8 Water volume (flow) is adequate when two fixtures are running simultaneously. **In the**  
9 **course of this inspection, the main water shut-off was not located; a conversation with the**  
10 **builder on this point is recommended. Unless otherwise noted, the water meter at the street,**  
11 **the water line from the street to the house, and the plumbing fixture at the washing machine**  
12 **hookup were not operated/evaluated; these items and the washer water supply lines are**  
13 **exempt from this inspection.**

14  
15 **HEATING, VENTILATION, AIR CONDITIONING (HVAC)**

16  
17 This home is heated by an induced-draft gas-fired, four burner, 100,000 BTU  
18 counterflow Armstrong furnace with hot surface igniter and a direct drive forced air distribution  
19 system that is controlled by a RiteTemp thermostat. The thermostat is a set-back unit; it can be  
20 programmed to reduce heat demand at off-peak hours, thereby reducing heating bills.

21  
22 Removal of the furnace panel cover revealed a strong blue flame and good flame  
23 characteristics. Due to the design, none of the heat exchanger is accessible to inspection without  
24 dismantling the furnace. The ignition source is located a minimum of 18 inches above the  
25 garage slab floor. **An impact barrier that would prevent driving into the gas line has not**  
26 **been installed, as evidenced by the impact damaged lower (supply) plenum.**

1           Because the garage doors have been weatherstripped, there is an insufficient  
2 amount of combustion air to feed the flames of the two gas-fired appliances. Either the  
3 weather-stripping should be removed from the door frames or vents must be cut through  
4 an exterior wall to provide an adequate supply of combustion air.

5  
6           The requisite one-inch clearance between the b-vent exhaust flue and the  
7 surrounding ceiling wallboard has not been achieved. A one-inch clearance to  
8 combustibles is required around all b-vent flues but in a garage the gap must be covered  
9 with sheet metal to retain the fire-rating.



11  
12           *Armstrong furnace (note damaged plenum)*



13  
14           *one-inch clearance required here*

15           Radial play in the blower shaft and bearings is not excessive. The blower functions  
16 properly and quietly. The cold air return system is unfinished. There is no filter or filter  
17 bracket in the filter compartment, which would explain all of the sawdust and construction  
18 debris in the blower compartment. At least two of the heat ducts were full of water and  
19 others are full of construction debris, and some ducts do not have adequate support. All  
20 ducts that have been wet must be replaced and, because the blower and burner  
21 compartments of the furnace, as well as nearly all of the heat registers, boots and ducts,  
22 contain a substantial amount of construction dust and debris, the entire system should be  
thoroughly cleaned/vacuumed and new filters installed prior to occupancy.

1



2  
3 *heat ducts blocked by accumulated water*

4  
5 Temperature increase measured 47 degrees F., which is within the 45 to 75 degrees  
6 specified for this unit. Tests with the Bacharach Monoxor II detector revealed that the unit is  
7 releasing no carbon monoxide into the house; carbon monoxide in the house could indicate a  
8 defective heat exchanger. Using the TIF 8800 combustible gas detector, the gas supply lines  
9 were checked for natural gas leaks and none were detected.

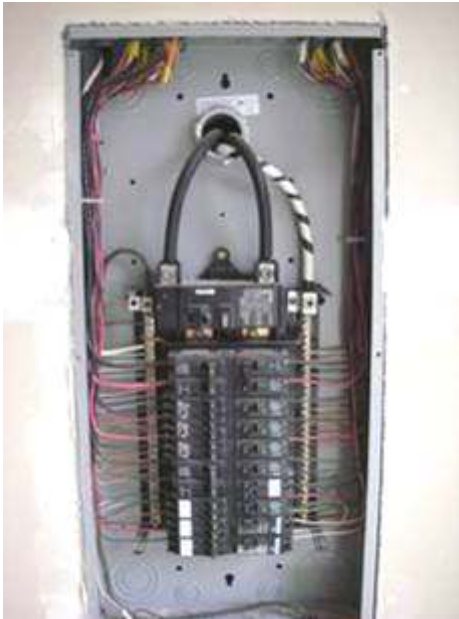
10  
11 **As is typical, the heat flow is diminished at the registers furthest from the furnace.**  
12 This can often be compensated for by balancing the registers.

13  
14 **Due to the concerns over the installation, it is highly recommended that the heating**  
15 **industry trade inspection group (Northwest Sheet Metal Inspection Service - contact**  
16 **Wayne Estes @ 206-849-0373) be contacted for a thorough, highly-detailed but free**  
17 **inspection/review of the installation for possible improvement recommendations and**  
18 **corrections to the installation. These inspections are provided at no cost. Any required**  
19 **work should then be completed.**

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22 **ELECTRICAL**

23  
24 The 120-240 volt underground electrical service is connected to a single bus 200 amp ITE  
25 circuit breaker panel on the south garage wall. Removal of the service panel cover reveals  
26 aluminum 4/0 service entrance cable (from meter to panel), copper branch wiring (from panel to  
27 house), and a 200 amp main disconnect for the household circuits. **Permits indicate that this**  
28 **panel had its final permit issued on November 1, 2006.** The system is grounded to a driven  
29 grounding rod.

1           **There is a 240-volt breaker marked ‘water heater’ of unknown purpose (the water**  
2 **heater is gas-fired); a written dialogue with the builder on this point is recommended. One**  
3 **of the conductors in the crawl space is not properly secured to the framing.**  
4



5  
6           *circuit breaker panel*



7           *sagging conductor*

8           There are at least seven Ground Fault Circuit Interrupters (GFCIs) in this home, located in  
9 the kitchen, hall bathroom, laundry room, the master walk-in closet, and garage. A GFCI is a  
10 safety feature that shuts off the power very quickly in an emergency (i.e., a toaster falling in a sink  
11 full of water). The bedroom receptacles are protected by Arc Fault Circuit Interrupters located in  
12 the breaker panel; AFCIs and GFCIs should be tested monthly. AFCIs and GFCIs are tested by  
13 simply depressing the test button to make them trip, then pushing the reset button on the receptacle  
14 for the GFCI or resetting the breaker for the AFCI (toggle all the way to “off”, then to “on”).  
15  
16

## 17           **EXTERIOR**

### 18           **WALKS/PATIOS AND DRIVEWAYS**

19           The concrete driveway and walkways are in serviceable condition. **The exposed edges of**  
20 **any concrete flatwork should be embanked to prevent undermining of the concrete.**  
21  
22



1



*embank bottom of walkway*

2

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#### **DRAINAGE/DOWNSPOUTS**

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#### **LANDSCAPING**

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**The home sits in a bit of a depression, with the soil sloping towards the home on at least three sides. As required, the grade away from the foundation walls “shall fall a minimum of six inches within the first ten feet”.**

1



*improper soil slope around home*

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A four to six inch clearance should 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-destroying insects or organisms.

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**Much of the fencing is dilapidated and due to be replaced.**

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**BUILDING**

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The wood fiber composition cladding on this home – both the lap siding and the panel siding, have characteristics similar to that of the Louisiana-Pacific (L-P) siding; the siding may indeed be L-P. **All wood composition sidings have certain characteristics in common, one of which is if the siding is not properly installed then manufacturer will not honor the warranty, and multiple defects were noted in the siding installation.**

25

26

27

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30

**Examples of improper siding installation on this home include inadequate clearances between siding and roof surface, thin or no paint on the drip edges, thin or no paint on field cut edges, impact damaged siding not replaced, butt joints not level and not caulked.** Each defect could, at the discretion of the manufacturer, void the warranty. *The siding installation should be corrected under the guidance of a manufacturer's representative to conform with the manufacturer's installation instructions to ensure that the manufacturer's*

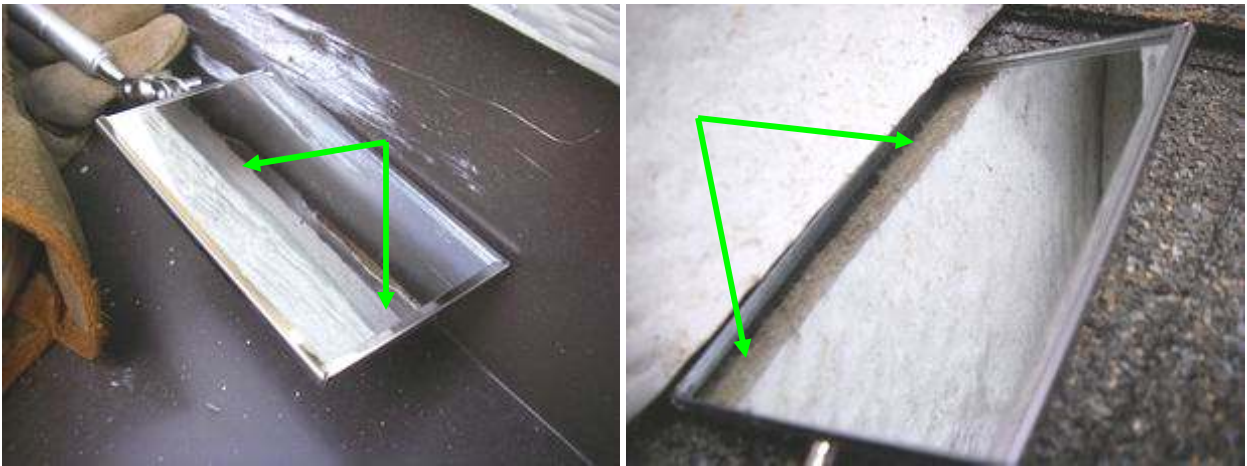


1 *warranty will be in force, or a manufacturer's representative should further evaluate the*  
2 *installation to confirm that the installation meets warranty requirements. In addition,*  
3 *requesting copies of the owner's maintenance and contractor's installation instructions is*  
4 *also highly recommended.*

5  
6 **Of equal concern is that at the front of the dormer, the siding does not come down**  
7 **far enough and has left the sheathing exposed, and the requisite vapor barrier (paper or**  
8 **wrap) is not visible. It is somewhat worrisome that at the only area visible that should**  
9 **reveal paper, none exists.**



11  
12 *siding touching roofing (should be a two inch gap)*



14  
15 *no field-applied paint at drip edge (primer visible) and bare wood visible at field cut*

1



*damaged siding skin*



*exposed sheathing above roof-to-wall flashing*

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4



*butt joint uneven & not caulked*

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The door and window sills are in serviceable condition. The exterior hose bibs are functional and securely mounted to the home. **Some of the trim at a fan discharge remains unpainted. The soffit has been left off the bottom of the fireplace bump-out, leaving the framing and insulation exposed.** The eave areas are in serviceable condition with numerous vents to the attic.

1



*unpainted trim*



*missing soffit*

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**The planks at the front entry deck are not adequately screwed down.** The rear deck is constructed with 1x4 decking and 2x6 joists 16 inches on center supported in turn by 4x6 beams mounted on 4x4 posts and pier blocks. **The steps for the deck are substandard, unprofessional, and hazardous.** **In addition, a handrail is required for stairs with four risers.**

10



*substandard deck steps*

1 **ATTIC/ROOF FRAMING/ROOF**

2  
3 The access to the attic is via a pass-through in the hallway ceiling. **In 2004, the insulation**  
4 **requirement for attics was increased to R-38. This requires the unsettled insulations of some**  
5 **types to reach a depth of 20 inches or more. Due to the increased risk of missing a framing**  
6 **member when walking through the attic and the deep pockets left behind by the footsteps,**  
7 **Centennial Home Inspection Services, Inc. does not physically enter the attics of homes built**  
8 **in 2004 or later unless a defect is suspected, and then only with a release of liability. All**  
9 **observations of the main attic were therefore made from the access hatch only.**

10  
11 The roof framing consists of truss construction of a 2x4 configuration 24 inches on center  
12 with 2x6 and 2x8 rafters in the transition areas. The oriented strandboard sheathing appears to be  
13 in serviceable condition.



15  
16 *roof framing, typical*

17  
18 The attic has twelve to fourteen inches of blown-in fiberglass insulation providing an  
19 insulating factor of approximately R-38. It should be noted that the existence of attic insulation  
20 hampers and in many cases prevents a visual inspection of the framing members.

21  
22 Ventilation appears to be adequate, consisting of thirteen roof vents and numerous eave  
23 vents. The air is dry and there are no signs of condensation. The bathroom and laundry fans are  
24 ducted to the outside via roof vents.



1 The roof consists of one tier of laminated architectural-style asphalt/fiberglass composition  
2 shingles. No significant defects were noted in the roofing material or valley or vertical plane  
3 flashing. **A considerable amount of construction debris has been left on the roof; the debris**  
4 **should be picked off the roof and out of the gutters to prevent it from entering the**  
5 **downspouts and drain lines. Any cellulose debris accumulation should also be removed from**  
6 **the roof surfaces and gutters.**  
7



8  
9 ***laminated architectural-style composition roof***



***organic and construction debris***

10  
11 No significant defects were noted in the aluminum gutters **but most are obstructed with**  
12 **debris and should be cleaned.** Gutters are an integral part of the roof system and in order to  
13 properly maintain a roof, the gutters must be kept free flowing. **At the ends of the gutters where**  
14 **the water flows onto an adjacent roof plane without the benefit of a downspout, the outfall**  
15 **void should be widened to prevent clogging and reduce the frequency of cleaning.**  
16



17  
18 ***enlarge opening here for better drainage***



***drain grate over entry (see below)***



1 Due to what appears to be a sprayed-on finish, the type of roofing over the entry  
2 could not be determined. The grate for the drainage scupper is resting on the surface, so  
3 ponded water will accumulate on this surface. A conversation with the builder on this point  
4 is recommended.  
5  
6

### 7 CRAWL SPACE - FOUNDATION - MOISTURE INFILTRATION

8

9 The crawl space is accessed via a pass-through in the understair closet. No significant  
10 defects were observed in the concrete perimeter footings, strip footings, or foundation walls. The  
11 foundation framing consists of 9½-inch Louisiana Pacific thin-web floor joist 16 inches on center  
12 mounted on 4x10 beams supported in turn by 4x4 posts. The header installed at the access and  
13 carrying one joist has been improperly nailed into place. Nailing through the chords is  
14 prohibited; hangers should have been used (as they were at the fireplace bump-out). The  
15 top chord of another joist has been notched for plumbing clearances, another prohibited  
16 modification. All manufactured joist companies dictate that their products not be modified  
17 in either of these ways and if they are, that the manufacturer must be contacted to design the  
18 appropriate repair to keep the warrant in force.  
19



20 *joist hangers & nailers required at these points*



21 *properly installed hangers at fireplace*

1



*notched top chord*

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There are cleats securing the beams to the posts and 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 **but the vapor barrier should be realigned to fully cover the earth floor from footing to footing and have a *twelve inch overlap at the seams***. The floor, water supply lines, and heating ducts 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 appears to be adequate.

**Some construction debris was noted. Any cellulose 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.**

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.

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## INTERIOR

Smoke detectors are located in the upper and lower common areas, all sleeping rooms and the downstairs office/bedroom. The detectors were not tested; checking the batteries and operation of the detectors prior to move-in and on a monthly basis is recommended.

### LIVING ROOM/ENTRY

The entry door is equipped with a deadbolt lock. **One hinge pin is missing from the coat closet door.** 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 a forced air heat register.

### DINING 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 room is provided by a forced air heat register.

### KITCHEN/EATING SPACE

All of the elements of the electric range are functional, as is the hood-mounted microwave with two-speed ventilation fan and cook light. The General Electric side-by-side refrigerator with ice and water dispenser is in operating condition **but there is no ice.**

The single enameled cast iron sink and fixtures are in serviceable condition. **No plumbing vent/re-vent was visible.** There are no noticeable leaks in the faucet, water supply lines, or P-trap drain assembly. **There is no garbage disposal in place. No water entered the dishwasher so operation/evaluation was terminated.** The slab countertops are in serviceable condition. The cabinet doors and drawer fronts are secure.

The electrical receptacles tested have correct polarity and grounding, and are protected by three GFCI devices located in the kitchen (see ELECTRICAL section). No significant defects were noted in the glass or seals of the dual pane sliding glass doors **but the handles and latches are missing from the door. The hardwood flooring is cupped and rippled in front of the sink and spreads outwards; this flooring will have to be replaced or refinished and the underlayment inspected for moisture damage.** Heat for this area is provided by two forced air heat registers.

1 **FAMILY ROOM**

2  
3 No significant defects were noted in the glass or seals of the dual pane windows. The  
4 electrical receptacles have correct polarity and grounding. Heat for this area is provided by a  
5 forced air heat register.  
6

7 **The sealed gas fireplace is not yet fired, possibly because the exterior flue cap is**  
8 **missing. The purpose of the stubbed off gas line next to the fireplace is unknown but if it is**  
9 **not needed it should be properly terminated and the wall returned to a finish condition.**  
10



11 *missing cap at fireplace*



12 *gas line stub-out*

13  
14 **POWDER ROOM**

15  
16  
17 The vitreous china sink, tile vanity top, and faucet are in serviceable condition. There are  
18 no noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines.  
19

20 The 1.6 gallon commode functions properly and is solidly mounted. Water volume (flow)  
21 is adequate when two fixtures are used simultaneously. Moisture readings in the flooring at the  
22 commode were normal. The tile flooring feels firm and there is no visible evidence of moisture  
23 damage.  
24

25 The door lock is functional. The ventilation fan is functional. The electrical receptacle has  
26 correct polarity and grounding and is on the GFCI circuit with the main bathroom. Heat for this  
27 room is provided by a forced air heat register.

1 **OFFICE/BEDROOM**

2  
3 No significant defects were noted in the glass or seals of the dual pane windows. The entry  
4 door and sliding closet doors operate properly. The electrical receptacles tested have correct  
5 polarity and grounding. **This room could possibly be rated as a bedroom except that the**  
6 **electrical receptacles are not AFCI-protected (see ELECTRICAL section above).** Heat for  
7 this room is provided by a forced air heat register.  
8

9  
10 **UPPER LEVEL**

11  
12 **MASTER BEDROOM**

13  
14 No significant defects were noted in the glass or seals of the dual pane windows. The  
15 double entry doors operate properly. The electrical receptacles tested have correct polarity and  
16 grounding. Heat for this room is provided by two forced air heat registers.  
17

18  
19 **MASTER BATH**

20  
21 No significant defects were noted in the six-jet fiberglass jetted tub, tile bath surround, or  
22 fixtures; all six jets are functional. The substrate under the tile feels firm. The dedicated GFCI  
23 receptacle for the tub motor is in the closet. *As mold spores and other bacteria can cause*  
24 *significant health problems, cleaning the tub now and frequently according to the manufacturers*  
25 *instructions is highly recommended.*  
26

27 No significant defects were noted in the tile shower enclosure **but there is no water**  
28 **supply to one showerhead.** The substrate under the tile feels firm. **All tile (walls and floor)**  
29 **shower enclosures typically require more maintenance and have more of a tendency to leak**  
30 **than newer designs with fiberglass pans. The grout and caulk should be monitored closely**  
31 **for indications of deterioration in this type of installation. If cracked or loose grout is noted,**  
32 **a product called PolySeamSeal can be used to fill and seal the voids.**  
33

34 The dual vitreous china sinks, tile vanity top, and faucets are in serviceable condition. **The**  
35 **cabinet doors are not properly installed; a gap is visible when the right side doors are closed.**  
36 There are no noticeable leaks in the faucets, the P-trap drain assemblies, or the water supply lines.  
37

38 The 1.6 gallon commode functions properly and is solidly mounted. Water volume (flow)  
39 is adequate when two fixtures are used simultaneously. Moisture readings in the flooring at the  
40 bathtub, shower and commode were normal. **The tile flooring is mis-cut in at least two places**  
41 **with exposed edges.**



1



*misaligned cabinet doors*

2

3



*gaps in tile flooring visible here*

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The 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 hall bathroom. No significant defects were noted in the glass or seals of the dual pane windows. **No heat supply to this room was located; however the floor of the vanity was very warm so there is likely a duct that hasn't been opened up under the vanity.**

**Taping joint repairs are visible/noticeable on the walls and some nail pops were noted in the ceiling.**

1 **HALL BATHROOM**

2  
3 No significant defects were noted in the one-piece bathtub/shower surround **but the faucet**  
4 **is difficult to regulate.**

5  
6 The vitreous china sink, tile vanity top, and faucet are in serviceable condition. There are  
7 no noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines.

8  
9 The 1.6 gallon commode functions properly and is solidly mounted. Water volume (flow)  
10 is adequate when two fixtures are used simultaneously. Moisture readings in the flooring at the  
11 bathtub and commode were normal. The tile flooring feels firm and there is no visible evidence of  
12 moisture damage.

13  
14 The door locks are functional. The ventilation fans are functional. The electrical  
15 receptacles have correct polarity and grounding and one is a GFCI device. Heat for this room is  
16 provided by a forced air heat register.

17  
18  
19 **SECOND BEDROOM (east)**

20  
21 No significant defects were noted in the glass or seals of the dual pane windows **but the**  
22 **window does not latch properly.** The entry door and sliding closet doors operate properly. The  
23 electrical receptacles tested have correct polarity and grounding. Heat for this room is provided by  
24 a forced air heat register.

25  
26  
27 **THIRD BEDROOM (southeast)**

28  
29 No significant defects were noted in the glass or seals of the dual pane windows. The entry  
30 door and sliding closet doors operate properly. The electrical receptacles tested have correct  
31 polarity and grounding. Heat for this room is provided by a forced air heat register.

32  
33  
34 **FOURTH BEDROOM (southwest)**

35  
36 No significant defects were noted in the glass or seals of the dual pane windows. The entry  
37 door and sliding closet doors operate properly. The electrical receptacles tested have correct  
38 polarity and grounding. Heat for this room is provided by a forced air heat register.

1 **BONUS ROOM**

2  
3 No significant defects were noted in the glass or seals of the dual pane windows. The  
4 electrical receptacles tested all have correct polarity and grounding. The entry door operates  
5 properly. Heat for this room is provided by a forced air heat register.  
6

7  
8 **LAUNDRY**

9  
10 The entry door operates properly. The electrical receptacles have correct polarity and  
11 grounding and the receptacle at the sink is a GFCI device. There is a 240-volt dryer receptacle.  
12 The ventilation fan is functional. Heat for this room is provided by a forced air heat register. The  
13 enameled cast iron sink, tile countertop, and faucet are in serviceable condition. There are no  
14 noticeable leaks in the faucet, the P-trap drain assembly, or the water supply lines.  
15

16  
17 **GARAGE**

18  
19 The concrete slab floor is in serviceable condition, with normal settling cracks. **The wall**  
20 **and ceiling work for the fire-rated separation between the garage and living areas is**  
21 **incomplete.**  
22



23  
24 *integrity of fire-rating must be improved*  
25

26 The double garage door is controlled by an electric garage door opener. The opener is  
27 functional, as is the safety stop. **The weather-stripping at the bottom of the garage man-door**  
28 **is loose.** The access door to the living area is not equipped with a deadbolt lock. The self-closing  
29 hinge on the access door is functional. The electrical receptacles tested have correct polarity and  
30 grounding and one is a GFCI device.

1 **WOOD-DESTROYING ORGANISM REPORT**

2  
3 **No evidence of wood-destroying insects was noted. It should be noted that many**  
4 **wood-destroying insects are dormant in the cold months and may appear, especially if there**  
5 **are conditions conducive to wood-destroying pest infestation. Centennial Home Inspection**  
6 **Services, Inc. is not responsible for detecting wood-destroying insects during the dormant**  
7 **season. Conditions conducive to pest infestation noted on this property include but may not**  
8 **be limited to:**

- 9 • **cellulose debris accumulation on roof surfaces;**  
10 • **cellulose debris/construction debris in crawl space;**  
11 • **inadequate vapor barrier coverage.**

12  
13 **Eliminating the conducive conditions is recommended to prevent and/or eliminate an**  
14 **attraction for wood-destroying insects/organisms.**

1 **SUMMARY**

2

3 Items deemed most in need of attention or close monitoring:

4

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



1 **DISCLAIMER**

2 **Please read**

3  
4 Centennial Home Inspection Services Inc. is a member of and adheres to the professional  
5 Standards of Practice and Code of Ethics set forth by the American Society of Home Inspectors  
6 (ASHI). All opinions, observations, and conclusions in this inspection are based on the expertise  
7 of Centennial Home Inspection Services Inc. This inspection report is believed to be reliable **but**  
8 **may not reflect the exact conditions of every inspected item (i.e., defective window seals in**  
9 **dual pane windows are not visible in some circumstances). We do not imply that an item not**  
10 **mentioned is satisfactory or in working order.**

11  
12 **This inspection is limited in scope to those areas inside the perimeters of the living**  
13 **structure that may be visually inspected. Covered, hidden, or inaccessible areas of the**  
14 **structure are excluded from this report; the condition of inaccessible items and areas could**  
15 **have a substantial impact on the condition and value of this structure. Centennial Home**  
16 **Inspection Services Inc. does not do soils analysis or engineering or hazardous material**  
17 **testing, and does not inspect hot tubs, swimming pools, sports courts, underground**  
18 **sprinklers, pipes, or wiring, smoke detectors, heat pumps, septic tanks, docks, or built in**  
19 **food processors, vacuum cleaners, alarm systems, intercoms, phone systems, etc. *WAC 16-***  
20 ***228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available***  
21 ***upon request for an additional fee.***

22  
23 Centennial Home Inspection Services Inc. assumes no liability and shall not be liable for  
24 any mistakes, omissions or errors in judgment by any employee or officer beyond the cost of this  
25 report. **If any statements in this disclaimer, the cover letter, or any areas not covered by this**  
26 **inspection are of concern to the client, these concerns need to be addressed prior to closing.**  
27 **Centennial Home Inspection Services Inc. does have outside consultants in many of these**  
28 **areas. Should you receive any opinions or information that contradicts the opinions in this**  
29 **report, notify us immediately, before any repair work is started or costs incurred.**

30  
31 Thank you very much for using our services. If you have any questions, call anytime.

32  
33 Respectfully submitted,

34  
35 **Centennial Home Inspection Services Inc.**  
36 **A Washington Corporation**

37  
38 WSDA CPCC 57638