

# North Starr Inspections

14:12 June 29, 2007

## Definitions

NOTE: Thank you for your trust and confidence!

Although, we strive in every way to give each client a competent and thorough inspection, there may be specific features, systems/components, or issues we are not able to inspect or perhaps even confirm their existence. Even in the case of those items which receive the most thorough examination, there may be further tasks which you as the property buyer and new owner, will need to address during your period of ownership. We urge you to make arrangements, as a part of a Pre-Closing-Walk-Through to cover all of the points concerning the maintenance and operation of this property with the previous owner and/or occupants. We may have made suggestions items or tasks throughout the report which we believe you should cover with the outgoing occupants before they leave and you take over.

This inspection is only a beginning of the journey of property ownership. You have the advantage of being better educated about your property due to this inspection and report. However, property inspectors are human and therefore not perfect, they cannot see through walls and do not carry a crystal ball to predict the future. A property inspection is not the end of the ownership journey but the beginning. Just because you have had an inspection, you should not assume you have nothing more to do but sit back and enjoy your property without caring for and maintaining it!

Your inspection and this report is no substitute due diligence and common sense, they are supplements to education.

In this inspection report, we have made recommendations expressing our opinion about the importance assigned to each item/condition that we felt was a consideration in the condition of the property. To help you place your own priorities on our recommendations, we offer the the definitions below referring to the property or item listed as inspected on this report at the time of inspection.

Qualified licensed contractors, experienced in the types of repairs recommended, should be consulted to further investigate the items contained in this report and perform all necessary repairs. All repairs or improvements shall be completed to industry standards.

<b>A Acceptable</b>	<b>Functional with no obvious signs of significant defect observed at the time of the inspection.</b>
<b>NI Not Inspected/Present</b>	<b>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, disconnected at time of inspection, or not present/found. We recommend these items be addressed by consulting the current owner for further information and investigation and/or the condition be remedied to allow a thorough and safe inspection of the item.</b>
<b>M Maintenance</b>	<b>Item is showing some signs of defect and may not be fully functional. Improvement, maintenance, repair or servicing may be needed or desired. Or, these items should be monitored to determine when or if repairs are warranted. Ignoring these items could lead to further damage, deterioration, or inconvenience and, almost certainly, increased cost.</b>
<b>C Concern</b>	<b>Item needs immediate repair or replacement. It is unable to perform its intended function properly or poses a potential safety hazard to occupants. These items should be addressed by appropriate qualified professionals or technicians whose recommendations for repair or replacement should be carried out by a competent, licensed specialist familiar and experienced with the particular system or component.</b>

## Client & Property Information

**Client Name** Fred Grant

**Property Address** 1510 Rising Star

**City** Edmonds WA 98026-

**E-Mail**

**Referred By** Agent

**Company**

**File Name** 072007-01

**Inspection Date** 06/29/2007

**Start Time** 12th of Never

**End Time** forever

## Inspection Conditions

**Weather** Sunny

**Soil Conditions** Damp

**Temperature** 110

**Others Present** Buyer

**Property Occupied** Vacant

## Inspection Company

**Inspector Name** Fred Grant Senior Inspector

**Company Name** North Starr Inspections

**Company Address** 20501 85th Place West

**City** Edmonds **State** WA **Zip** 98026

**Phone** NorthStarr Inspections

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## Client & Property Information (continued)

**E-Mail** 206-218-3727

**Building Type** Single family

**Garage** Attached

**Estimated Age** Inspector estimates=17

**Entrance Faces** Up

**Space Below Grade** Basement

**Electric On**  Yes  No

**Gas/Oil On**  Yes  No

**Water On**  Yes  No

**Sewage Disposal** Public Sewer

**How Verified** Multiple Listing Service

**Water Source** Rain Water

**How Verified** Multiple Listing Service

**Additions/Modifications** N/A

**Permits Obtained** n/a

**How Verified** N/A

## Lots and Grounds

We will walk around the accessible lot and grounds of the building examining a representative sampling (spot check) of the features which might influence potential moisture related damage to the building.

Here is how we are going to call out locations and directions in your report:

When we talk about the "right" or "left side" of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as "left" or "right", and "front" or "rear". (For example, "the left rear corner of the right front bedroom").

The floors or levels are referenced from the level which we enter from the front (main) entrance. The level that you walk in on will be called the "Main Level". If there is a basement, that is usually the level below the Main Level, and the floor above would be called the "Second Floor" or "Upper Level".

Fences, recreational facilities, outbuildings, sheds, seawalls, breakwalls, docks, erosion control and earth stabilization measures are typically not inspected, but may be commented on as a courtesy to the client but are not an official part of this report. This report does not include an assessment of geological, geotechnical or hydrological conditions.

A N I M C

1.     **Driveway:** Asphalt

## Exterior Surface and Components

The purpose of the exterior surfaces is to shed water and protect the structure and interior finishes from damage caused by moisture and or external elements.

We will walk around the accessible areas of the building examining a representative sampling (spot check) of the exterior finishes and details for condition, function, and general state of repair. Our examination includes visible primary exterior cladding, trim, fascia, soffits, doors, windows, flashing, exterior electrical and plumbing. Screening, shutters, awnings or similar seasonal accessories are typically not inspected, but may be commented on as a courtesy to the client but are not an official part of this report.

This report does not include an assessment of environmental conditions.

A N I M C

### Entire Dwelling Exterior Surface

- Type:** cement blocks
- Trim:** Aluminum
- Earth-Wood Contact:** Conductive condition - Firewood was stored directly on grade adjacent to the building. This is conducive to wood destroying organism activity. Firewood should be stored 6 inches above grade in a dry area, separated from contact with any part of the structure.
- Dryer Vent:** Plastic - The vent for the clothes dryer had become disconnected. We recommend reconnecting this duct to provide a continuous passage of dryer exhaust to the exterior.

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## Roof

We attempt to walk on every roof considering the slope, the weather conditions, and the overall quality, stability, and material used for the construction of the roof. We will usually walk every roof which is safe for the inspector and the roof surface. A representative sampling (spot checks) of the roof components are inspected. Evidence of leaks may be disguised by interior finishes. Chimney flue interiors, which are not accessible, are not inspected and could require repair. Antennae units are not inspected. Estimates of remaining roof life are approximations only and do not constitute any type of guarantee or warranty.

Our comments do not constitute a warranty that the roof is free of leaks, or will remain free of leaks. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and numerous other factors.

A N I M C

### Dormer Roof Surface

1. **Method of Inspection:** From the Roof
2.  **Unable to Inspect:** 10%
3.  **Material:** Asphalt shingle - [Moss] The growth of moss on asphalt composition roof coverings can be potentially destructive to the shingles by shortening their normal service life. We recommend employing a professional, who is in the business of dealing with these conditions, to treat the roof to kill the moss followed by a careful cleaning.
4. **Type:** Gable
5. **Approx Age:** New

### Chimney

## Kitchen

Appliances are subjected to quick run tests to try to confirm basic function, comprehensive testing is not done. Dishwashers, trash compactors and other appliances are not run full cycles. Thermostats, timers and other specialized features and controls are not tested. The temperature calibration, effectiveness, efficiency, and overall performance of appliances is outside the scope of a standard property inspection. Also, see the living space scope of inspection.

A N I M C

### 1st Floor Kitchen

1.  **Cooking Appliances:** Electric Range
2.  **Ventilator:** External Vent
3.  **Disposal:** Left Compartment
4.  **Dishwasher:** Built-In
5.  **Air Gap:** Serviceable
6.  **Refrigerator:** Side By Side
7.  **Microwave:** Built-In
8.  **Sink:** Large single
9.  **Electrical:** 110 VAC GFCI
10.  **Plumbing/Fixtures:** [PVC Trap] Fixtures with a PVC trap
11.  **Counter Tops:** GRANITE
12.  **Cabinets:** Wood
13.  **Ceiling:** Drywall
14.  **Walls:** Drywall
15.  **Floor:** hardwood
16.  **Doors:** Vinyl
17.  **Windows:** Vinyl
18.  **HVAC Source:** Heating system register

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## Pest Activity

A wood-destroying organism inspection report is a written opinion of a qualified Washington State licensed Structural Pest Control Inspector based upon what was visible and evident at the time of inspection. As such, the inspection report does not in any way represent or guarantee the structure to be free from wood-destroying organisms or their damage, nor does it represent or guarantee that the total damage or infestation is limited to that disclosed in this report.

We make a thorough inspection of the subject structure to render an opinion of the presence and extent of wood-destroying organisms, as well as those conditions conducive to such wood-destroying organisms.

AREAS INSPECTED: structural exterior (that which is readily accessible, visibly and physically, to an inspector at ground level); structure interior; substructural crawlspace(s); garages, carports, and accessible decks structures which are attached to the structure.

WOOD-DESTROYING ORGANISMS include: subterranean termites, dampwood termites, carpenter ants, wood-boring beetles, Moisture Ants and wood-decay fungus (rot).

CONDUCTIVE CONDITIONS include: inadequate clearance, earth-wood contact, cellulose debris, inadequate ventilation, excessive moisture. Conducive Conditions noted during the inspection are listed in the individual areas of the report.

Certain areas of a structure, which are inaccessible by their nature, may be subject to infestation of wood-destroying organisms yet cannot be inspected without excavation, or unless physical obstructions are removed. Therefore these areas are beyond the scope of a standard inspection. Such areas include, but are not limited to: wall voids; space between floors; substructures concealed by subfloor insulation or which have inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than a 5-foot clearance.

ALL PENETRATIONS: These include Windows that are not flashed, doors not flashed should be sealed with a good quality sealant. This will help prevent moisture penetration.

The "pest report" is available on form NPCA (6/95) if requested.

A N I M C

1. **Evidence of Wood-Destroying Organism activity?**  Yes  No
2.  **Conducive Conditions** Exterior - FireWood: This is stored next to the structure and all wood should be moved away from the structure as it may have WDO present.  
Earth-Wood Contact: This condition exists where wood of the structure is in direct contact with the soil.

Pest Activity

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## Maintenance Summary

### Exterior Surface and Components

**Dryer Vent:** Plastic - The vent for the clothes dryer had become disconnected. We recommend reconnecting this duct to provide a continuous passage of dryer exhaust to the exterior.

### Roof

**Dormer - Roof Surface - Material:** Asphalt shingle - [Moss] The growth of moss on asphalt composition roof coverings can be potentially destructive to the shingles by shortening their normal service life. We recommend employing a professional, who is in the business of dealing with these conditions, to treat the roof to kill the moss followed by a careful cleaning.

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## Concern Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

**Earth-Wood Contact:** Conducive condition - Firewood was stored directly on grade adjacent to the building. This is conducive to wood destroying organism activity. Firewood should be stored 6 inches above grade in a dry area, separated from contact with any part of the structure.

### Pest Activity

**Conducive Conditions** Exterior - FireWood: This is stored next to the structure and all wood should be moved away from the structure as it may have WDO present.  
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