



**Website:** <http://SureLook-Homes.com>  
**Company email:** [surelookhomes@hotmail.com](mailto:surelookhomes@hotmail.com)  
**Inspector's email:** [gary@surelook-homes.com](mailto:gary@surelook-homes.com)  
**Phone:** (360) 340-4555  
**Inspector:** Gary Fetterplace

**Structural Pest & Home Inspection Report**  
**#ICN9080AR015 : 23040901005**

**Client(s):** XXXXX  
**Property address:** XXXXX  
XXXX  
**Washington**

**Inspection date:** Thursday, April 23, 2009

This report published on 11/23/2009 9:37:32 AM PST

### **View summary page**

Thank you for choosing SureLook Homes Inc for your structural pest & home inspection.

The scope of this report is written in accordance with:-

- 1) The Standards Of Practice issued by The National Association Of Certified Home Inspectors.  
<http://www.nachi.org/sop.htm>.
- 2) Wood Destroying Organism Inspection Standards of the Washington State Pest Control Association, in accordance with Washington Administrative Code 16-228-2005 through 2045. WAC 16-228-2045 Requires that a diagram be prepared for WDO inspection reports. A copy is available upon request

Please note that this report is not technically exhaustive of all concerns/problems of the said property but a general overview and insight of it's condition.









It is recommended that any deficiencies and the components/systems related to these deficiencies noted in this report be evaluated/inspected and repaired as needed by a licensed contractor/professionals prior to the close of escrow. Further evaluation prior to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection.

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### **How to Read this Report**

This report is organized by the property's functional areas. Within each functional area, descriptive

information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

 <b>Safety</b>	Poses a risk of injury or death
 <b>Major Defect</b>	Correction likely involves a significant expense
 <b>Repair/Replace</b>	Recommend repairing or replacing
 <b>Repair/Maintain</b>	Recommend repair and/or maintenance
 <b>Minor Defect</b>	
 <b>Maintain</b>	Recommend ongoing maintenance
 <b>Evaluate</b>	Recommend evaluation by a specialist
 <b>Monitor</b>	Recommend monitoring in the future

[Click here for a glossary of building construction terms.](#)

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### General information

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Plumbing and laundry

Fireplaces, woodstoves and chimneys

Basement

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## General information

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**Type of building:** Single family

**Age of building:** 21 Years Old

**Time started:** 3.30PM

**Time finished:** 5.30PM

**Inspection Fee:** \$399.00

**Payment method:** Check

**Present during inspection:** Client(s), Realtor(s)

**Occupied:** No

**Weather conditions:** Partly cloudy

**Temperature:** Warm

**Ground condition:** Damp

**Front of structure faces:** West

**Main entrance faces:** West

**Foundation type:** Finished basement

## Exterior

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**Footing material:** Poured in place concrete, Not visible


**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame, Log

**Wall covering:** Wood clapboard, Cement-based clapboard

**Driveway material:** Poured in place concrete

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1)  The decks need some re-painting at the front. All stair rails should have appropriate hand rails installed as per code.

The deck construction seems to be missing any deck ledger flashing and lag bolts in places.

One post pad is sitting in mud by drainage pipes and may need additional support.

Additional lateral strength and lower support is recommended to ensure deck safety.



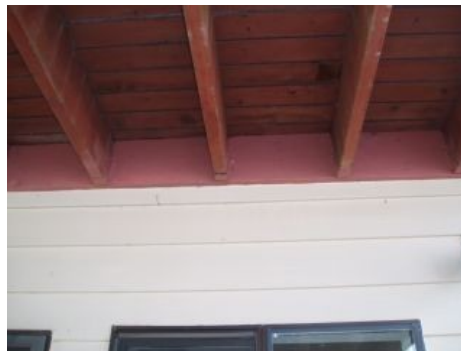
**Photo 12**



**Photo 13**




**Photo 14**



**Photo 15**



**Photo 16**

2)  The decking materials are all aged. The Cedar support posts at the front are circling to beetle infestation and rot particularly around their bases and should be replaced appropriately. Earth to wood

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contact should be removed to prevent moisture wicking and causing the above.

One major Cedar deck post at least should be treated and re-sealed. Recommend the same.



**Photo 8**



**Photo 9**




**Photo 10**



**Photo 11**

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3)  The remaining Logs in the wall structure were noted to be in need of re-sealing. Moisture is penetrating causing beetle infestation as can be seen from exit holes in several places and will continue and develop if not sufficiently sealed to prevent such occurrences. The beetles lava feeds of the internal cellulose product of the timber and therefore will cause some damage. Currently the situation is very minor.

Beetle holes could be seen on other exposed older timbers also though most have been recently painted. Exit holes are best filled. Some gaps around the logs and the chinking should be sealed also.



**Photo 2**



**Photo 3**




**Photo 6**



**Photo 7**


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4)  Some exposed edges where the house and deck meet are in need of weather proofing. Recommend the same.



**Photo 44**

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5)  Some past earth to wood contact seems present on siding in the front basement window bays.



**Photo 1**

## Roof

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**Roof inspection method:** Viewed from ground with binoculars


**Roof type:** Gable

**Roof covering:** Concrete tile

**Estimated age of roof:** New

**Gutter & downspout material:** Aluminum

**Roof ventilation:** None visible

6)  The roof is new and any warranty provided by the installer should be sought.

The main living space area is enclosed with out any ventilation and if composite sheathing is in place some future condensation issues may be an issue. Advise should be sought as to what previous material was used on the roof.

Skip sheathing can be seen in the laundry/bathroom area and full soffit vents are installed for the garage.

Some mold spotting was noted in the garage roof sheathing. This we think may have occurred during the building process but should be monitored in case not with any necessary remedy if needed.



Photo 4




Photo 5



Photo 17



Photo 43


7)  The slab has moved and cracked and is quite noticeable. Further monitoring is advised.



**Photo 41**



**Photo 46**


8)  The framing between the boat storage and garage has no barrier and one may be warranted to prevent a fall.

## Attic

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**Inspection method:** Viewed from hatch

**Insulation material:** Fiberglass roll or batt

9)  The bathroom exhaust fan duct is not connected and needs to be.

The insulation over the laundry ceiling is not sitting on the ceiling and should be. Spotting on the insulation may be from water droplets and some monitoring is recommended with any necessary remedy.

Some gaps in the roofing ties were noted and some further advise from the installer and or repair may be necessary.

Recommend appropriate repairs as required.



**Photo 38**



**Photo 39**



**Photo 40**

## Electric service

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**Primary service type:** Underground

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 200

**Service voltage (volts):** 120/240

**Location of main disconnect:** Breaker at top of main service panel

**Service entrance conductor material:** Aluminum

**System ground:** Ground rod(s) in soil Not Seen


**Main disconnect rating (amps):** 200

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** No

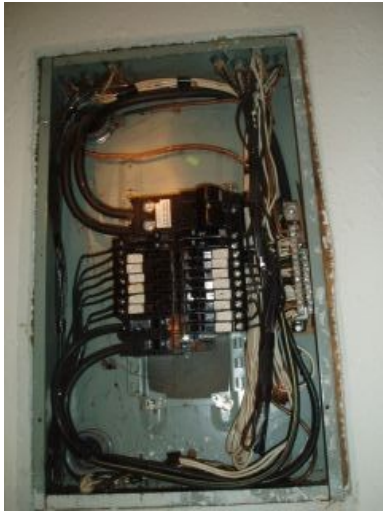
**Smoke detectors present:** Yes Not checked

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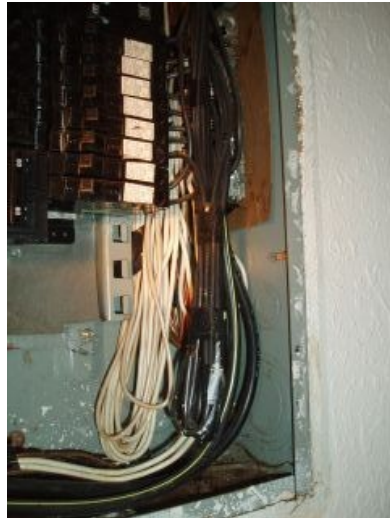
**10)**  The main panel was checked and it was noted that over long cables were used in the installation and have been bundles inside. Normally this is not acceptable and may want to be addressed.

Exterior outlets and any wet area units should have GFI's installed. Recommend the same.

One outlet was found to have a wiring defect in the basement by the stairs.



**Photo 32**



**Photo 33**



**Photo 34**



**Photo 36**

## **Water heater**


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**Estimated age:** New

**Type:** Tank

**Energy source:** Natural gas

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**11)**  No expansion device is fitted at this time and one may be warranted.

Recommend commissioning and repairs as appropriate.

Recommend testing all hot water outlets and repairing if necessary once in operation.



**Photo 29**

## Heating and cooling

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**Estimated age:** Newer


**Primary heating system energy source:** Natural gas

**Primary heat system type:** Forced air

**Primary A/C energy source:** Natural Gas

**Primary Air conditioning type:** Split system

**Manufacturer:** York

**12)**  The furnace is producing calcium/salt deposits which are expelling through joints in the flue pipe. This is caused by improper venting and or temperature differentials causing condensation inside the flue.

The length of flue and exit location under an eaves needs to be evaluated and probably recited to ensure proper operation.

Recommend the same.




**Photo 26**



**Photo 27**



**Photo 31**

**13)**  The cooling section of the HVAC system is not operational due to a missing condensing unit. As the home is weSt facing with large windows into the living space the solar gain will be great and some remedy is recommended with appropriate cooling installed and commissioned also.

Recommend the same.



**Photo 30**

## Plumbing and laundry

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**Water pressure (psi):** 50

**Location of main water shut-off valve:** To be determined

**Water service:** Public


**Supply pipe material:** Copper

**Vent pipe material:** Plastic

**Drain pipe material:** Plastic, Not visible

**Waste pipe material:** Plastic, Not visible

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**14)**  Lower hot water flow to the right hand vanity sink downstairs was noted and needs to be remedied. The lower toilet also has some defect in its flushing mechanism and probably needs replacement. Recommend the same.

The master shower faucet is loose its place and needs some repair.



**Photo 20**




**Photo 22**



**Photo 24**





**Photo 25**


**15)**  The new mains water pipe is not fully insulated and should be.



**Photo 42**

**16)**  An old upstanding copper pipe is on the furnace room floor and may be a trip hazard and may want to be capped off in the concrete.

**17)**  The gas fire needs to be commissioned and repaired as necessary.

18)  Past moisture wicking can not be seen due to the remodel.

The integrity of the slab can not be seen due to fresh carpeting.

Baseboard trim is missing through out. Recommend installation of the same.



**Photo 35**

19)  Old soot from the garage fire is still present in the furnace room and may want to be cleaned.



**Photo 28**

20) 🛠️ Master bedroom windows have some condensation between panes and may want replacing.



**Photo 37**

21) 🔍 The log walls generally have an R value of 1.4 per inch and therefore they fall short of current R-21 standards.

The interior walls have in general been covered in a drywall and it is not known if any additional insulation was added or not though the walls do seem to be void of any. Recommend seeking clarification from the builder.

The general insulation that can be seen seems insufficient as in the furnace room the floor has not been insulated and the walls have R13 batts though some are missing.

Recommend that the building remodel plans be provided and the inspection record also. It would seem that the builder and the "grandfather" rules are being relied upon i.e. The remodel is not to current insulation standards.

Note - New Chinese drywall is under investigation due to sulfur emissions.



**Photo 19**



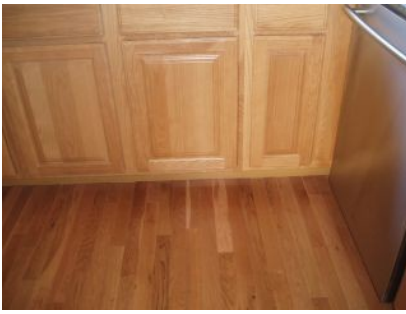
**Photo 21**

22) 🛠️ Some upper railings are a little loose and may want to be secured.




**Photo 18**

23) 🛠️ The kitchen floor and cabinets have not been trimmed out yet and should be.



**Photo 47**

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24)  The rear screen door needs to be remounted appropriately.

A bathroom fan needs cleaning of dust/debris.



**Photo 23**



**Photo 45**

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SureLook Homes Inc warrants this report only if the client has 1) A signed NACHI home inspection agreement. 2) A signed WSPCA complete wood destroying organism inspection report. (Copies available upon request)

This report is null and void with out these documents.

Any reinspection of any corrected deficiencies noted in this report by the inspector, has no legal liability of warranty or any kind of guarantee of the said workmanship and the client absolves SureLook Homes Inc of any assumed liability exposure.