



# Certified Home Inspection Service

Keith Schenk - Certified Inspector

"THE MOST QUALIFIED INSPECTOR IN TOWN"

Phone/Fax(360) 707-2820

P.O. Box 744 Burlington, WA 98233

Cel (360) 770-2891



## INSPECTION REPORT

### CLIENT & INSPECTION INFORMATION



**3715 S. 3rd St. Burlington, WA 98233.**

**CLIENT'S NAME:** Mr. & Mrs Smith.  
**DATE OF INSPECTION:** June 23, 2007.  
**INSPECTOR:** Keith Schenk - Certified Inspector.

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT titled "What Your Inspection Includes" provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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*harmless Certified Home Inspection Service from third party claims relating to this Inspection Report.*

**REPORT TERMINOLOGY DEFINITIONS**

- DURABLE:** On the day of the Inspection, the component was operating within its designed lifespan.
- SERVICEABLE:** On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.
- GOOD:** DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.
- FAIR:** DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.
- POOR:** The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.
- ACCEPTABLE:** This means that on the day of the Inspection, the component was still performing as designed.
- (x3):** Number of times the condition was noted.
- LOCATIONS:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.
- PLEASE NOTE:** The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.

**GENERAL INFORMATION:**

- AREA:** Suburbs.
- BUILDING OCCUPIED?** No.
- CLIENT PRESENT:** Yes.

**CLIMATIC CONDITIONS:**

- TEMPERATURE:** 60 Degrees.
- CONDITIONS:** Partly Cloudy.
- SOIL CONDITIONS:** Damp.



## BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** East.  
**BUILDING TYPE:** Single Family Dwelling.  
**STORIES:** 2.  
**SPACE BELOW GRADE:** Crawl space.

## UTILITIES

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** All utilities on.

# GROUNDS & EXTERIOR

## TOPOGRAPHY

**LOT TYPE:** Gentle slope. **NOTE:** If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.

## DRIVEWAY/WALKWAYS

**DRIVEWAY:** Good.  
**WALKWAYS:** Good.

## LANDSCAPING

**GROUND COVER:** Incomplete.

## EXTERIOR CLADDING

**WOOD COMPOSITE SIDING:** Good. Type: Hardi-board.

## EXTERIOR TRIMS

**PAINT/STAIN CONDITION:** Good.  
**MOLDINGS & TRIM CONDITION:** The vertical trim on the deck is in contact with the ground. This will cause deterioration and rot.  
**TRIM PAINT CONDITION:** Intact.  
**EAVES/OVERHANGS CONDITION:** On the east side of the roof at the north side of the dormer there is an opening with birds in it. The opening needs to be sealed to eliminate access for the birds.  
**WINDOWS CONDITION:** Good.  
**SCREEN CONDITIONS:** Did Not Evaluate.



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CAULKING CONDITION: Acceptable.

WEATHERSTRIPPING CONDITION: Acceptable.

### FRONT PORCH

TYPE: Concrete - General condition is Good.

STAIRS: Acceptable.

LIGHTING: Good.

DOORBELL: The doorbell is installed and working.

OUTLETS: Functioning as designed.

DOOR: Good.

### DECK

TYPE: Wood - General condition is Good.

DECK SECURING: LAG BOLTS - The deck is secured to the home with lag bolts. It is recommended that regular inspections of the ledger board be performed to verify that the lag bolts are securely fastened. Any signs of loosening or rot should be immediately repaired, by a licensed general contractor specializing in wood decks, to prevent deck failure.

JOISTS: Good.

POSTS: Good.

HANDRAIL: The installed handrail is secured.

BALUSTRADE SPACING: Good.

LIGHTING: Good.

OUTLETS: Functioning as designed.

DOOR: Good.



## ROOFING

### GENERAL ROOFING CONDITION

**RIDGES:**

Ridge is damaged. Contact a licensed Roofing Contractor for repair.



**INSPECTION METHOD:**

Walked upon the rooftop.

**ROOFING LAYERS:**

One.

**ESTIMATED AGE:**

New.

**ROOFING MATERIAL:**

Composition Shingles.

**ROOF COVERING STATUS:**

Damaged or missing Shingles noted. Repair/Replacement needed.

### FLASHINGS & OTHER ITEMS

**ROOF PENETRATIONS:**

Plumbing vents were observed.

**ATTIC VENTS:**

Yes.

**ROOF METAL:**

Good.

**RAIN GUTTERS:**

The general condition of the rain gutters is Good.

**DOWNSPOUTS:**

Good Condition.

## GARAGE

### GARAGE

**GENERAL CONDITION:**

Acceptable.

**TYPE:**

Two car.

**LOCATION:**

Attached.



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**FLOOR CONDITION:** Concrete: Acceptable. Normal settling cracks were noted.  
**FIRE SEPARATION:** Acceptable.  
**WATER HEATER STAND:** Acceptable.  
**REMARKS:** The collision barrier in front of the gas piping for water heater and furnace has been damaged and has pulled loose from the concrete. Repair is needed.

**GARAGE DOOR(S)**

**HOUSE DOOR:** Yes: A solid core door is installed.  
**MAIN GARAGE DOOR(S):** Acceptable.  
**AUTO-DOOR OPENER(S):** Automatic door opener(s) is operational. Testing of the remote opener switches is beyond the scope of this evaluation. 2 garage door openers were evaluated.  
**AUTO-REVERSE:** There is an electric eye safety beam installed and working. The electric eye beams are installed over 6" off the ground. The electric eye beams are designed to be installed 4" to 6" off the ground as per the manufacturer's recommendations = Readjust the height of the eye beams. Automatic reverse feature set too stiffly. Door opener tension needs adjustment to insure safe use conditions.

**GARAGE ELECTRICAL**

**ELECTRICAL WIRING:** Electrical wiring is covered on the walls to at least 7 feet.  
**OUTLETS:** Functioning as designed.  
**GFI OUTLETS:** GFI outlet is installed and working as designed.

**KITCHEN**

**GENERAL KITCHEN CONDITIONS**

**REFRIGERATOR SPACE:** 37 inches wide x 69 inches tall.  
**WALL FINISH:** Good.  
**FLOORING:** Good.  
**WINDOWS:** Dual pane window(s) condition is Good.  
**LIGHTING:** The room lighting is adequate and functioning.  
**OUTLETS:** Functioning as designed.  
**GFI OUTLETS:** GFI outlet is installed and working as designed.  
**HEATING DEVICE:** Heat register(s) noted.  
**CABINETS:** Good.  
**COUNTERTOPS:** Good.



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**SINK:** Good.  
**DRAIN CONDITION:** Good.  
**FAUCET:** Good.  
**PLUMBING LEAKS:** None were visible at this time.

**KITCHEN APPLIANCES**

**DISHWASHER:** Functioning: Yes.  
**GARBAGE DISPOSAL:** Functioning: Yes.  
**STOVE (Range):** Electric: Functioning. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not tested.  
**OVEN:** Electric: Functioning. The temperature settings and timer were not tested.  
**EXHAUST FAN:** The fan was turned on, tested, and then turned back off.  
**WATER HOOK-UP:** Yes. A water hook-up is provided at the refrigerator opening = Did Not Test.  
**BUILT-IN MICROWAVE:** Yes = DID NOT TEST. The evaluation of built-in microwaves is beyond the scope of this inspection.

**NOTE:** If the future operation of the kitchen appliances is a concern, we recommend that you invest in a home warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a home warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time in the home before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

**LAUNDRY**

**WASHER HOOK-UPS:** Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.  
**WASHER DRAIN:** Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.  
**DRYER HOOK-UPS:** There are both a 220 electrical and gas hook-ups.



**GAS SHUT-OFF:**

An easy operate hand shut-off valve is properly installed on the gas line. The valve is not plugged. This is an unsafe condition that may allow deadly gases to enter the house if the valve is bumped open. This valve needs to be plugged.



**DRYER VENTING:**

The dryer vent is vented to the outside.

**WASHER/DRYER SPACE:**

59 inches wide.

**WALL FINISH:**

Good.

**FLOORING:**

Good.

**DOOR:**

Good.

**DOOR HARDWARE:**

Door stop is damaged and needs to be replaced.

**LIGHTING:**

The room lighting is adequate and functioning.

**OUTLETS:**

Functioning as designed.

**CABINETS:**

Acceptable.

## **INTERIOR ROOMS**

**SCOPE:** Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

### **LIVING ROOM**

**WALL FINISH:**

Good. Settling drywall seam joint cracks were observed = Cosmetic repair.

**FLOORING:**

Good.

**WINDOWS:**

Dual pane window(s) condition is Good.

**LIGHTING:**

The room lighting is adequate and functioning.

**OUTLETS:**

Functioning as designed.

**HEATING DEVICE:**

Heat register(s) noted.



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**ENTRYWAY**

**WALL FINISH:** Good.

**FLOORING:** Good.

**WINDOWS:** Dual pane window(s) condition is Good.

**DOOR:** Good.

**DEADBOLT:** A deadbolt is installed.

**LIGHTING:** The room lighting is adequate and functioning.

**OUTLETS:** Functioning as designed.

**CLOSET STORAGE:** Adequate.

**HEATING DEVICE:** Heat register(s) noted.

**DINING AREA**

**WALL FINISH:** Good.

**FLOORING:** Good.

**WINDOWS:** Dual pane window(s) condition is Good.

**DOOR:** Good.

**DEADBOLT:** A deadbolt is installed.

**LIGHTING:** The room lighting is adequate and functioning.

**OUTLETS:** Functioning as designed.

**CLOSET STORAGE:** Adequate.

**HEATING DEVICE:** Heat register(s) noted.

**HALLWAY**

**LOCATION:** Upstairs.

**SMOKE DETECTOR:** Yes. A smoke detector is installed inside the room.

**WALL FINISH:** Good.

**FLOORING:** Good.

**LIGHTING:** The room lighting is adequate and functioning.

**OUTLETS:** Functioning as designed.

**CLOSET STORAGE:** Adequate.



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**BATHROOMS**

**#1 BATHROOM**

- LOCATION:** Master.
- WALL FINISH:** Good.
- FLOORING:** Good.
- WINDOWS:** Dual pane window(s) condition is Good.
- DOOR:** Good.
- DOOR HARDWARE:** A doorstop is NOT installed but is recommended. There is minor damage to the wall from the doorknob.
- LIGHTING:** The room lighting is adequate and functioning.
- OUTLETS:** Functioning as designed.
- GFI OUTLETS:** GFI outlet is installed and working as designed.
- HEATING DEVICE:** Heat register(s) noted.
- BATH VENTILATION:** Exhaust fan is operational.
- VANITY:** Good.
- COUNTERTOPS:** Good.
- SINK:** Good.
- DRAIN CONDITION:** The drain flowed as designed.
- FAUCET:** Good.
- TOILET:** Good.
- BATH FIXTURE:** A combination tub and shower is installed.
- SHOWER PAN/TUB:** Good.
- TUB/SHOWER SURROUND:** The top seam around the shower stall needs to be resealed.
- TUB/SHOWER PLUMBING:** Good.

**#2 BATHROOM**

- LOCATION:** Upstairs, Hallway.
- WALL FINISH:** Good. There are evident cracks in the plaster.
- FLOORING:** Good.
- DOOR:** Good.



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**LIGHTING:** The room lighting is adequate and functioning.

**OUTLETS:** Functioning as designed.

**GFI OUTLETS:** GFI outlet is installed and working as designed.

**HEATING DEVICE:** Heat register(s) noted.

**BATH VENTILATION:** Good.

**VANITY:** Good.

**COUNTERTOPS:** Good.

**SINK:** Good.

**DRAIN CONDITION:** The drain flowed as designed.

**FAUCET:** Good.

**TOILET:** Good.

**BATH FIXTURE:** A combination tub and shower is installed.

**SHOWER PAN/TUB:** Good.

**TUB/SHOWER SURROUND:** The top seam of one shower surround needs to be resealed with caulking.

**TUB/SHOWER PLUMBING:** Good.

**#3 BATHROOM**

**LOCATION:** Main Floor.

**WALL FINISH:** Good.

**FLOORING:** Good.

**WINDOWS:** Dual pane window(s) condition is Good.

**DOOR:** Good.

**LIGHTING:** The room lighting is adequate and functioning.

**OUTLETS:** Functioning as designed.

**GFI OUTLETS:** GFI outlet is installed and working as designed.

**HEATING DEVICE:** Heat register(s) noted.

**BATH VENTILATION:** Exhaust fan is operational.

**SINK:** Good.

**DRAIN CONDITION:** The drain flowed as designed.

**FAUCET:** Good.



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**TOILET:** Good.

**BEDROOMS**

**SCOPE:** Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke detectors. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

**#1 BEDROOM**

**LOCATION:** Master.

**SMOKE DETECTOR:** Yes. A smoke detector is installed inside the room.

**WALL FINISH:** Good. Settling drywall seam joint cracks were observed = Cosmetic repair.

**FLOORING:** Good.

**WINDOWS:** Dual pane window(s) condition is Good.

**DOOR:** Good.

**LIGHTING:** This room has no permanent built in lighting.

**OUTLETS:** Functioning as designed.

**CLOSET STORAGE:** Adequate.

**HEATING DEVICE:** Heat register(s) noted.

**#2 BEDROOM**

**LOCATION:** Southeast.

**SMOKE DETECTOR:** Yes. A working smoke detector is installed inside the room.

**WALL FINISH:** Good.

**FLOORING:** Good.

**WINDOWS:** Dual pane window(s) condition is Good.

**DOOR:** Good.

**LIGHTING:** The room lighting is adequate and functioning.

**OUTLETS:** Functioning as designed.

**CLOSET STORAGE:** Adequate.

**HEATING DEVICE:** Heat register(s) noted.



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**#3 BEDROOM**

- LOCATION: Northeast.
- SMOKE DETECTOR: Yes. A working smoke detector is installed inside the room.
- WALL FINISH: Good. Settling drywall seam joint cracks were observed = Cosmetic repair.
- FLOORING: Good.
- WINDOWS: Dual pane window(s) condition is Good.
- DOOR: Good.
- LIGHTING: The room lighting is adequate and functioning.
- OUTLETS: Functioning as designed.
- CLOSET STORAGE: Adequate.
- HEATING DEVICE: Heat register(s) noted.

**INTERIOR - (GENERAL)**

**CEILINGS / WALLS / FLOORS**

- CEILINGS: Sheetrock condition is Good. Normal settling cracks were noted.
- WALLS: Sheetrock condition is Good. Normal settling cracks were noted.
- WALL CAVITIES: The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**
- MOISTURE ENTRY: Please ask the owners about any history of moisture related conditions.

**WINDOWS**

- MATERIAL: Vinyl.
- PANES: Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.
- STYLE: Sliding.
- CONDITION: Good.
- BAD THERMO-SEALS: None were identified. The identification of bad thermo-seals is beyond the scope of this visual evaluation. The identification of bad thermo-seals is very difficult because



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there are times where there may be no obvious evidence and then other times where moisture can be visibly seen between the panes.

## STAIRWAYS

- TYPE: Carpet - General condition is Good.
- RISER/TREAD RATIO: General condition is Good.
- HEAD CLEARANCE: Good.
- RAILINGS STURDY: General condition is Good.

## ADDITIONAL ITEMS

- SMOKE DETECTORS: Installed.
- FIRE EXTINGUISHERS: Consideration should be given to purchasing fire extinguishers for each floor of the home.

CARBON MONOXIDE DETECTOR: Unit is installed = Did Not Test. These unit should have the cartridges and/or batteries changed and tested regularly to maintain good working conditions.

## HAZARDOUS MATERIALS TESTING & IDENTIFICATION

PLEASE NOTE: Hazardous materials are beyond the scope of this Home Inspection report. If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert.

# ATTIC & FOUNDATION

## ATTIC

- METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.
- ATTIC ACCESS: Laundry room.
- STRUCTURE: Acceptable.
- ROOF SHEATHING: Oriented Strand Board sheathing.
- FRAMING: Acceptable.
- TRUSS SYSTEM: Yes.

## ATTIC COMPONENTS:

- ATTIC FLOOR: None.
- ATTIC LIGHT: No attic light was found.
- ATTIC INSULATION: Type: Blown-in Fiberglass.



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**ATTIC VENTILATION:** Adequate.  
**EXHAUST FAN DUCTING:** The bathroom exhaust fans are ducted through the roof.

**FOUNDATION**

**FOUNDATION CONDITION:** Acceptable.  
**STEM WALL:** Concrete.  
**FOUNDATION CRACKS:** Typical hairline cracks were observed = Monitor.  
**ANCHOR BOLTS:** Installed.  
**OTHER OBSERVATIONS:** The bottom of the metal crawl space cover is not buried and allows rodent access into the crawl space. The opening needs to be filled.



**CRAWL SPACE**

**METHOD OF INSPECTION:** Entered inside and inspected all of the accessible areas.  
**STRUCTURE:** Adequate.  
**SUBFLOOR:** Oriented Strand Board.  
**UNDER FLOOR INSULATION:** Yes.  
**SOIL CONDITION:** Moist.

**PLUMBING SYSTEM**

**PLUMBING SYSTEM**

**GENERAL CONDITION:** Good.  
**FUEL TYPE:** Natural Gas.  
**WATER SUPPLY:** Public water.  
**WATER PIPE TYPE:** Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.  
**WATER VOLUME:** There is a noticeable decrease in water volume when more than one fixture is in use. This is a normal condition and I did not observe a restricted water condition that would



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require any further evaluation/repair.

- SUPPLY PIPE LEAKS:** I found no current evidence of leaking on this system. If leaking does occur immediately have it repaired by a Plumber. I cannot predict when/if your system will develop leaks = Monitor.
- WASTE PIPE TYPE:** Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.
- DRAIN FLOW:** Acceptable. Only the sink,tub/shower and toilet drains were observed for flow.
- CLEAN-OUT PLUG ACCESS:** Yes.
- WASTE TREATMENT:** Sewer. Ask the owners about any sewer maintenance history.
- WASTE PIPE LEAKS:** Current leaking was not identified.
- REMARKS:** NOTE: The identification, inspection, and testing of modern backflow prevention devices on the supply and waste systems is beyond the scope of this evaluation.

## WATER HEATER

- LOCATION:** Garage.
- VISUAL CONDITION:** The unit is installed to modern safety guidelines and is performing as designed.
- BRAND:** American.
- APPROXIMATE AGE:** 2005.
- LIFESPAN:** According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is performing within it's designed projected lifespan. It is impossible to tell whether the unit will perform for another day, month, or decade. When a unit fails it will usually either stop heating, or it will leak water.
- TYPE:** Natural Gas.
- SIZE:** 40 Gallons.
- EARTHQUAKE STRAPPING:** Yes.
- SAFETY RELEASE VALVE:** Yes = Did Not Test = The unit is installed as designed.
- COMBUSTIBLE CLEARANCE:** Adequate.
- GAS SHUT-OFF:** An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.
- VENTING:** The combustion and exhaust venting appear to be Good.
- TANK DRAIN VALVE:** The lower tank drain valve is currently not dripping.
- RAISED PLATFORM:** Yes.



# HEATING SYSTEMS

## HEATING SYSTEM

**HEATING AREA:** Whole house.

**VISUAL CONDITION:** Good.

**CYCLING:** The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

**BRAND:** Rheem.

**TYPE:** Forced Air.

**ENERGY:** Gas and Electric.

**APPROXIMATE AGE:** Appears to be the original unit.

**ESTIMATED LIFESPAN:** According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

**BLOWER MOTOR:** Appears to operate smoothly.

**FILTER TYPE:** This system utilizes a standard efficiency air filter.

**THERMOSTAT:** Digital model.

**HEAT DUCTS:** The portions of the ducts viewed were insulated.

**COMBUSTIBLE CLEARANCE:** Clearance to combustibles is Good.

**GAS SHUT-OFF:** An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

**VENTING:** The combustion and exhaust venting appear to be Good.

**COMBUSTION CHAMBER:** Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

# ELECTRICAL SYSTEM

## ELECTRICAL SYSTEM

**ELECTRICAL SERVICE:** Underground System.

**SYSTEM TYPE:** Circuit Breakers.

**SYSTEM TYPE & VOLTAGE:** 3 Wire System using both 110/220 volts.

**WIRING TYPE:** Romex.



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**MAIN 110V BRANCH WIRING:** Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

**MAIN 220/240V BRANCH WIRING:** Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminium wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

**VISIBLE WIRING HAZARDS:** None Apparent.

**OUTLET TESTING:** All of the accessible open outlets were tested.

**GFI OUTLETS:** Yes - This home is equipped with the recommended GFCI protection.

**MAIN DISTRIBUTION PANEL**

**MAIN PANEL LOCATION:** Garage.

**MAIN DISCONNECT SIZE:** 200 amps.

**SERVICE ENTRY CABLES:** Aluminum cable.

**UTILITY DISTRICT:** Municipal.

**110/120V BREAKERS:** 15.

**220/240V BREAKERS:** 2.

**PANEL LABELING:** Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

**SUMMARY**

**SUMMARY**

**STRUCTURAL CONDITION:** Further evaluation/repair is recommended by a licensed Roofing Contractor.

**MECHANICAL CONDITION:** The mechanical systems appear to be in Good condition.

**HEALTH & SAFETY ITEMS:** The Health & Safety systems appear to be in Good working order.

**WOOD DESTROYING ORGANISMS EVALUATION**  
A complete Wood Destroying Organisms evaluation was completed. There were no reportable conditions at the time of the inspection.

**REMARKS:** This home is in Good overall condition. Please refer to the report in it's entirety. Good Luck in your new home!

**PLEASE REMEMBER:** Our service is established to help you identify and document most of the conditions of the property. "The Schenk Report" is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to "The Schenk Report" to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).



## Certified Home Inspection Service

Keith Schenk - Certified Inspector

*"THE MOST QUALIFIED INSPECTOR IN TOWN"*

Phone/Fax(360) 707-2820

P.O. Box 744 Burlington, WA 98233

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**THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.**

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: **"WHAT YOUR INSPECTION INCLUDES"**

Keith Schenk - Certified Inspector