



Three Rivers Team Home Inspections

Kelso, Washington 98626



123 Sky Ridge View
Vancouver, WA. 98685

Three Rivers Team Home Inspections

11:08 October 03, 2018

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

Recommend obtaining permits for additions, modifications, out buildings, new construction, added electrical, and plumbing alterations to ensure safe and proper installation/construction.

Pictures of deficiencies in this report are reference points. There may be other deficiencies similar in nature that are not pictured.

Recommend consulting a qualified electrical contractor to address any and all electrical deficiencies and additions mentioned in this report.

Recommend consulting a qualified structural contractor or engineer to address any and all structural issues mentioned in this report.

Recommend consulting a qualified plumber to address any and all plumbing deficiencies mentioned in this report.

Recommend consulting a qualified roofing contractor to address any and all roofing deficiencies and additions mentioned in this report.

Property Information

Inspection Address 123 Sky Ridge Veiw
City Vancouver State WA Zip 98685
Contact/Client Name John & Jane Doe
Phone 555-1234

Client Information

E-Mail Clientsemail@here.com

Inspection Company

Inspector Name Vance Lile
Company Name Three Rivers Team Home Inspections
City Kelso State Washington Zip 98626
Phone 360-824-0577
E-Mail threeriversteam@gmail.com

Conditions

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General Information (Continued)

Building Type Single family 1 story/lower level

Inspection Date 09/04/2018

Estimated Age & Sq foot 1965 / 2,578 sq ft

Start Time 12:30 pm

Inspector/s present: Vance Lile

Others Present Buyer's Agent and Buyer Property Occupied Vacant

Additions/Modifications Recommend obtaining permits for additions, new construction, added electrical, and plumbing altercations to ensure safe and proper installation/construction.

Property and site

1. Limitations Vegetation Obstruction

2. Conditions Clear Dry

3. Building: Two story/Split level

4. Approximate Temperature 60-70 Deg

5. Defective Landscaping: Flower bed, Hedge/shrub/bush, Lawn, Hill, Site erosion, Slopes to house - **Front property slopes towards the house.**
Earth erosion noted below front foundation wall visible from crawl space.
Damp soil and erosion below wall is evidence of exterior moisture intrusion into the crawl space.
Recommend consulting a qualified contractor to advise exterior drainage solutions to prevent water from entering the crawl space and causing subsequent foundation problems.

6. Acceptable Driveway: Concrete, Brick, Slopes to house

7. Acceptable Walk way/Path Concrete, Brick

8. Acceptable Porch: Brick

9. Defective Deck: Wood - **Rot is noted to various areas of the deck including structural components.**
Weathered/damaged: Repair/seal all exposed/damaged decking to reduce deterioration and rot.
Replace areas of damage that are beyond being responsive to normal repairs.

NW corner of deck appears to be sagging. Recommend adding a support post below corner of deck to promote added structural durability.

Avoid earth to wood contact to prevent moisture damage and invitation of wood destroying organisms.

Recommend bolting the deck and balcony to the house for added safety.

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Property and site (Continued)

Deck: (continued)



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Property and site (Continued)

Deck: (continued)



- 10. Acceptable
- 11. Defective

Patio: Concealed, carpet

Balcony: Wood - *Rot is noted to secondary storage structure below the balcony including its leaking ceiling and structural components.

*Damaged structure below the balcony also appears to serve as the balconies support system.

*Rot noted to ceiling of structure below balcony / ceiling is leaking.

Recommend consulting a structural contractor to further assess and advise repairs to ensure structural durability and to prevent further subsequent damages.



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Property and site (Continued)

Balcony: (continued)



12. Defective

Railing: Wood - Rot is noted to various areas of wood railing. Weathered/damaged: Repair/seal all exposed/damaged railing to reduce deterioration and rot. Replace areas of damage that are beyond being responsive to normal repairs.



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Exterior

1. Limitations: Obstruction Rear storage building addition obstructed visibility to exterior components.

2. Marginal Wall surface/Trim: Wood siding, Wood trim -
Weathering noted to various areas of siding.
Paint is blistering in various areas.
Weathered/damaged: Recommend further
assessment to Repair/caulk/paint all
exposed/damaged wood siding/trim to reduce
deterioration and rot.



3. Foundation wall: Poured Concrete Vertical Cracks/gaps noted.
Fill and seal cracks/gaps to reduce further separation and potential
water entry.



4. Marginal Windows: Metal/aluminum - Failed seals between
double panes of glass. Windows have fogged.



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Exterior (Continued)

5. Marginal

Basement Windows: Aluminum - Foundation is Mostly concealed below grade causing earth is making contact with window trim. Moisture damage noted to interior window sill. Regrade earth away from the house and add window wells to prevent entry of water into the house and to prevent subsequent damages to the siding/trim.



6. Marginal

Doors/Jams: Hinged wood doors, Hinged Metal door, Metal sliders, Wood trim/jams - Rear balcony sliding glass door does not lock. Advise repairs to ensure intended use

Re-caulk, Re-paint weathered and exposed wood trim/jams for intended weather protection



7. Marginal

Exterior Lighting: Operational - Front and Rear exterior light fixtures are being used as outlets. Rear exterior light fixture over balcony bulb is hanging by its wiring. Consult a qualified electrical contractor to further assess and advise repairs to ensure intended and safe operation.

Missing globes/covers. Provide globes/covers to provide intended bulb protection

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Exterior (Continued)

Exterior Lighting: (continued)



8. Defective

Exterior Electric Outlets: Operational - Not all exterior outlets are GFCI protected. Install GFCI unit/s to promote intended shock protection.

Some exterior outlets are missing covers.
Replace missing outlet covers for intended shock protection.

Two prong exterior outlet tested no ground.
Consult a qualified electrician to establish ground connection to provide intended ground protection.

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Exterior (Continued)

Exterior Electric Outlets: (continued)



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Exterior (Continued)

9. Defective Hose Bibbs: Operational - **Rear hose bibb has a steady leak/driip.**
A licensed plumber is recommended to evaluate and advise repairs.

Not all hose bibbs are anti siphon.
Recommend installing anti siphon hose bibbs to prevent outside water from siphoning through an outside faucet and contaminating the drinking water used in your home.



Roof

1. Inspected by: Roof edge
2. Main Roof: Gable



3. Acceptable
 4. Defective
- Gutters/Downspouts: Metal, Above Ground, Below Ground**
Fascia/soffits: Wood, Vented soffits - **Rot noted to various fascia/soffit areas.**
Other areas show severe to typical weathering.
Weathered/damaged: Repair/caulk/paint all exposed/damaged wood fascias/soffits to reduce deterioration and rot. Replace areas of damage that are beyond being responsive to normal repairs.

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Roof (Continued)

Fascia/soffits: (continued)



5. Acceptable Vent stack/piping: Galvanized, Cast Iron, Plastic

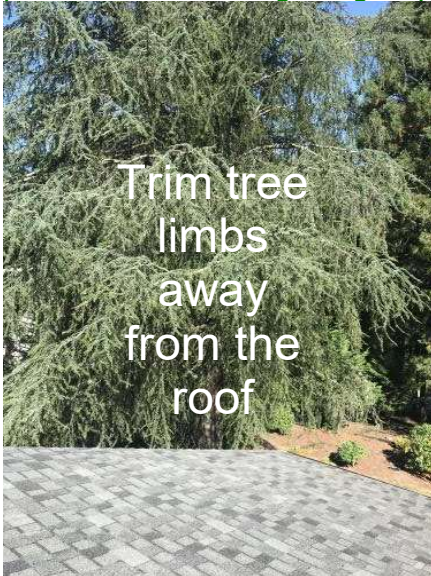
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Roof (Continued)

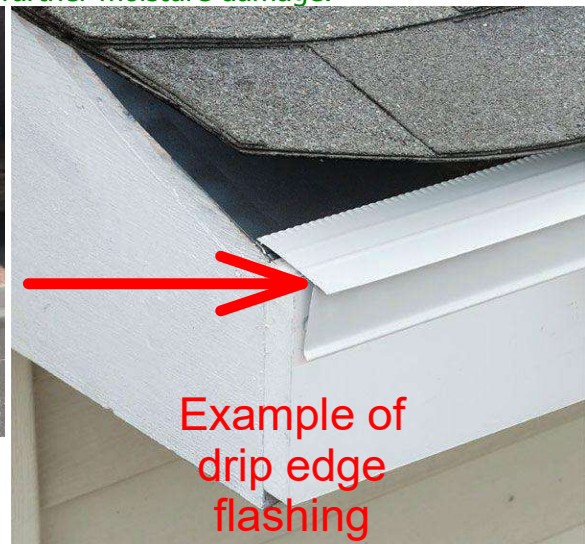
6. Acceptable Covering: Asphalt / fiberglass shingle - Trim tree limbs away from the roof, Clean leaf/pineneedle debris and maintain to aid roof drainage, reduce shingle deterioration, and to promote roof coverings longevity.



7. Life expectancy Typical

8. Accessories: Vent/vent stack Chimney Electrical mast

9. Acceptable Flashing: Roof to wall, Chimney, Vent/vent stack - Drip edge Flashing: Recommend drip edge flashing to protect the sheathing ends from further moisture damage.



Chimney

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Roof (Continued)

10. Acceptable Chimney: Block, Metal pipe



11. Acceptable Flue/Flue Cap: Metal Caps

Garage

The inspection observations mentioned in the detached garage report may also be included in the full home inspection report purely as a convenience to aid in information consolidation.

Garage

1. Type of Structure: Attached/built in Car Spaces: 2
2. Acceptable Garage Doors: Wood doors, Wood trim/jams
3. Acceptable Door Operation: Automatic, Photo eyes sensors present, Operational
4. Acceptable Floor: Concrete - Floor cracks noted-seal cracks to reduce deterioration & separation.
5. Defective
 - Extreme Clutter/stored items limited visibility
 - Walls: Exposed framing - Addition noted to rear of garage. Addition accommodates master bedroom/bathroom.
 - Recommend obtaining structural/electrical/plumbing permits to ensure proper construction/installations.
 - Fire damage noted to exposed framing at rear of garage.
 - Consult a structural contractor to further assess damages and advise repairs to ensure structural durability.
 - Recommend determining cause of damage to ensure that under lying conditions do not exist.
 - Extreme Clutter/stored items limited visibility to walls and stem walls

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Garage (Continued)

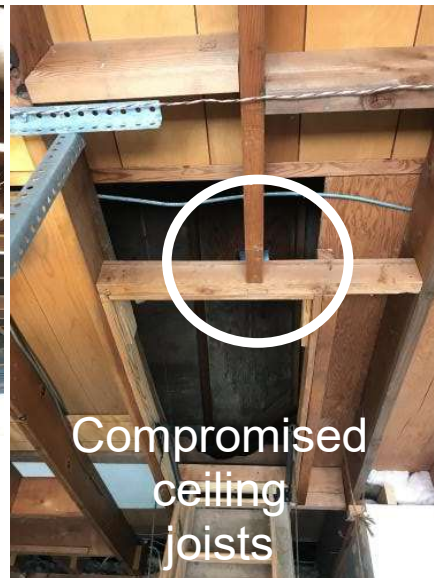
Walls: (continued)



- 6. Acceptable
- 7. Defective

Windows: Metal, sliding

Ceiling: Exposed framing - **Garage ceiling joist appears to have been compromised to accommodate a pull down attic access. Ceiling appears to be sagging as a result. Consult a qualified structural contractor to further assess and advise repairs to ensure structural durability and to prevent further subsequent damages.**



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Garage (Continued)

Ceiling: (continued)



8. Lighting Minimal Replace bad bulb/s to provide intended light and to prevent shock hazards.
9. Marginal Outlets: Tested "no ground", Not GFCI protected - **Consult an electrician to further assess and advise to ensure intended ground protection. Install GFCI units to promote intended shock protection**
10. Defective Curcuit Wire: Improper - **Secondary wiring and abandoned/exposed wiring noted through out the garage. Consult a qualified electrical contractor to further assess and advise repairs to ensure safe operation.**



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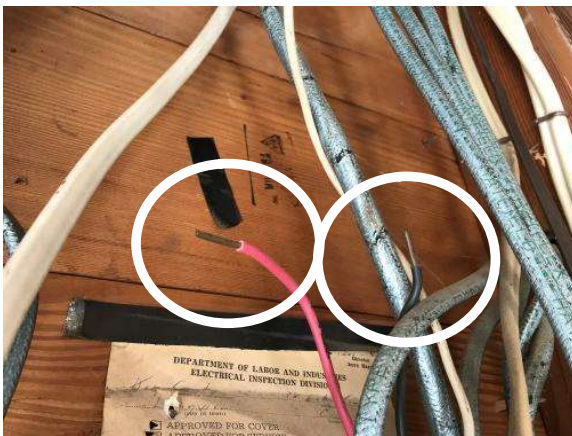
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Garage (Continued)

Curcuit Wire: (continued)



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Garage (Continued)

11. Defective Service Doors: Wood, hinged, not self closing, to kitchen - **Door Gas/fire rating not apparent. Replace door with an approved fire rated unit combined with associated hardware for self closing to promote gas/fire barrier.**

Replace missing access door seal to promote gas barrier



Distribution Panel:

If "secondary" wiring is noted in the report, its definition is secondary to the original wiring.

1. C/O Detector None **Install C/O Detector/s for added safety**
2. Smoke Detector Main Basement/Lower present but not tested
3. Service Entrance Over head

Main Panel, Garage Electric Panel

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Distribution Panel: (Continued)

A photograph of a grey metal tray containing various items. On the left, a black plastic tray holds several pens: two green, two red, and two blue. To the right of this tray is a small blue box with a white label. Further right is a white card with handwritten notes. At the bottom of the tray is a small black box with a white label. A ruler is placed vertically next to the black plastic tray.

Entrance Cable: Copper

Main Disconnector: 100 Amps - Consult a qualified electrical contractor to balance supply/demand to accommodate current lifestyles and appliances

Circuit Wire: Copper

Fuses: Breaker - Old/obsolete panel/switch gear/wiring noted. Recommend consulting an electrician to assess the integrity of the distribution system and check for obsolete to ensure safe operation.

Obsolete
panel
and
switch
gear

A close-up photograph of a fuse block. The block contains several red fuses, each labeled with a number (20, 20, 20, 20). The bottom-most slot is empty. A red arrow points to this empty slot, and the text "Missing breaker blank" is written in red below the arrow. To the left of the fuse block, there is a piece of white paper with handwritten notes in black ink, including "30 2F88", "1/2 1/2 1/2", "2 1/2 1/2 1/2", and "1/2 1/2 1/2".

Ground: Ground Rod

Palm-Tech Inspector, Copyright © 1998-2018, PDmB, Inc.

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Distribution Panel: (Continued)

Sub Panel, Garage Electric Panel

11. Maximum Capacity: Un-marked



- 12. Acceptable Main Breaker Size: 60 Amps
- 13. Acceptable Curcuit Wire: Copper
- 14. Acceptable Fuses: Breaker

Heating System

Testing A/C unit during low outdoor temperatures will cause system failure.
Determine function during cooling season.

- 1. Acceptable Furnace: Operational



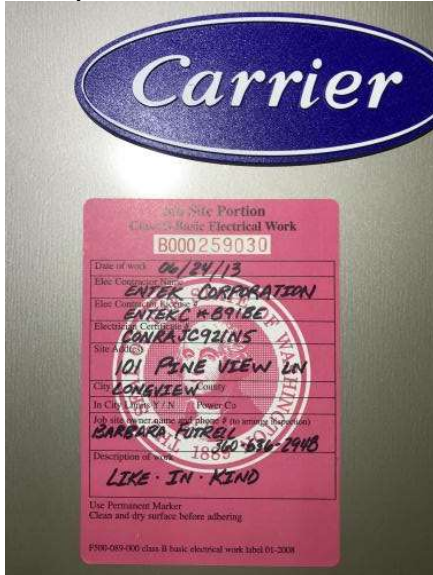
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Heating System (Continued)

Furnace: (continued)



2. Thermostat: Programmable Operational
3. Heating Fuel Source: Electric
4. Heat Type Forced Air Electric
5. Air requirements Internal
6. Motor blower: Operational
7. Filter: Disposable In/near furnace



8. Duct work: Mostly concealed No visible damage

Heating System (Continued)

9. AC/Heat Pump: Operational Central Though wall/crawl



SERIAL	1213E27033
PROD	25HBC342A0030010
MODEL	25HBC342A300
METERING	76 PISTON 65 PISTON
DEVICE	INDOOR OUTDOOR
FACTORY CHARGED	R410A
8.88 LBS	4.03 KG
INDOOR TXV SUB COOLING	14 °F
POWER SUPPLY	208-230 VOLTS AC
1 PH	60 HZ
PERMISSIBLE VOLTAGE AT UNIT	
253 MAX	197 MIN
SUITABLE FOR OUTDOOR USE	
COMPRESSOR	208/230 VOLTS AC
1 PH	60 HZ
19.9 RLA	109.0 LRA
FAN MOTOR	208/230 VOLTS AC
1 PH	60 HZ
1/10 HP	0.8 FLA
DESIGN/TEST PRESSURE GAGE	
HI 450 PSI	3103 KPA
LO 250 PSI	1724 KPA
MAX DESIGN/WORKING PRESSURE	

10. Temperature Differential: Heat Supply 120F / Return 72

11. Condensation/Refrigerant Lines No visible damage

12. Electric Heat: Forced air

Lower/basement Heating System

Fireplace/Wood Stove

Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimneysweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.

1. Fireplace type: Wood burning, Built in, Free Standing, External air supply, Not tested

upper level living room, lower level Fireplace

2. Acceptable Fireplace Front: Brick, Free standing



3. Acceptable Hearth: Raised, Brick

4. Door/screen Glass Metal Metal/Mesh

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Fireplace/Wood Stove (Continued)

5. Marginal

Fire box: Brick, Metal - Cracks and deterioration noted to Built in fireplace fire box.
Repair firebox to promote structural safety/stability and safe exhaust



6. Acceptable

Damper: Metal, Operational

7. Marginal

Freestanding Stove: Wood burning - Installation Certification not apparent, One might consider Consulting a certified technician to review installation in accordance with manufacturers specification to ensure proper installation and safe operation.



8. Acceptable

Chimney flue: Through ceiling/roof - Creosote build-up, Soot, Advise sweeping

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Bathroom

All bathrooms pertain to this section of the report.

1st floor main, Lower level Bathroom

1. Water flow: Normal
2. Acceptable Floor: Laminate, Ceramic
3. Acceptable Walls: Dry wall / Plaster / Painted, Wood
4. Acceptable Ceiling: Dry wall / Plaster / Painted
5. Acceptable Windows: Metal, sliding - Window has fogging between the layers of glass
6. Acceptable Doors: Hinged, Pocket, Wood product, Operational
7. Lighting: none Lower level bathroom light did not work at time of inspection. (Bad bulb?)



8. Marginal Outlets: GFCI protected, Not operational - Lower bathroom outlets are not GFCI protected. Install GFCI units to promote intended shock protection



9. Defective Exhaust fan: Operational, None - Upper hallway bathroom: No ventilation present, Install exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth
10. Acceptable Sink: No visible damage
11. Acceptable Faucets/Traps: No visible damage, operational
12. Acceptable Counter/Cabinet: Solid surface top, Wood product cabinetry

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Bathroom (Continued)

13. Defective Toilets: Operational - Toilet/s loose at bases.
Secure toilets to floor to prevent leaks, subsequent damages, and to promote personal safety.



14. Acceptable Tub/Surround: Fiberglass/plastic tub
15. Acceptable Shower/Surround: Ceramic Tile
16. Acceptable Heat source: Register/vent/forced air, Electric ceiling fixture, Heat lamp

Kitchen

1st Floor Main Kitchen

1. Acceptable Floor: Ceramic
2. Acceptable Walls: Dry wall / Plaster / Painted, Ceramic back splash
3. Acceptable Ceiling: Dry wall / Plaster / Painted
4. Acceptable Windows: Metal, sliding
5. Lighting: Operational
6. Ceiling fan: None
7. Acceptable Outlets: GFCI protected, Operational
8. Acceptable Sink: Stainless Steel double
9. Marginal Plumbing/Fixtures: No visible damage, operational -
There does not appear to be an air gap vent for the dishwasher.
A licensed plumber is recommended to evaluate and advise repairs to ensure proper drainage and to prevent back flow



10. Acceptable Counter Tops: Solid surface

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Kitchen (Continued)

- 11. Acceptable Cabinets: Composite materials
- 12. Range hood: To exterior Operational
- 13. Filter: OK
- 14. Acceptable Cook stove top: Electric, Operational, Tested on/off only.
- 15. Acceptable Dishwasher: Operational, Tested on/off only
- 16. Not Present Garbage Disposal: None
- 17. Acceptable Refrigerator: Interior cold to the touch
- 18. Acceptable Microwave: Operational, tested on/off only
- 19. Acceptable Heat source: Register/vent/forced air

Living Space

Living Room and rear bonus room, upper level Living Space

- 1. Acceptable Floor: Carpet, Laminate
- 2. Acceptable Walls: Dry wall / Plaster / Painted
- 3. Defective Ceiling: Dry wall, Dry wall / Plaster / Painted - Moisture stains around the chimney. Recommend determining of origin of stains to ensure that under lying conditions do not exist.
*No moisture reading at time of inspection.

Crack/s present: Repair cracks to reduce further separation/deterioration.



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Living Space (Continued)

Ceiling: (continued)



- 4. Acceptable Windows: Metal, fixed
- 5. Lighting: Operational
- 6. Ceiling fan: none
- 7. Acceptable Outlets: Operational
- 8. Acceptable Heat source: Register/vent/forced air

Living Space

Foyers Living Space

- 9. Acceptable Floor: Ceramic, Laminate
- 10. Acceptable Walls: Dry wall / Plaster / Painted, Panel board
- 11. Acceptable Ceiling: Dry wall / Plaster / Painted
- 12. Lighting: Operational
- 13. Ceiling fan: None
- 14. Acceptable Outlets: Operational
- 15. Acceptable Closet: Hinged, Wood product, Operational
- 16. Acceptable Stair way/railing: Wood steps, Wood railing
- 17. Acceptable Front doors: Exterior Hinged Wood Dead bolt, sliding metal glass
- 18. Acceptable Heat source: Register/vent/forced air

Dining room Living Space

- 19. Acceptable Floor: Laminate
- 20. Acceptable Walls: Dry wall / Plaster / Painted
- 21. Acceptable Ceiling: Dry wall / Plaster / Painted
- 22. Lighting: Operational
- 23. Ceiling fan: None
- 24. Acceptable Outlets: Operational
- 25. Acceptable Heat source: Register/vent/forced air

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Bedroom

All bedrooms pertain to this section of the report.

1st Floor Main Bedroom

- 1. Acceptable Floors: Laminate
- 2. Acceptable Walls: Dry wall / Plaster / Painted, Wall paper
- 3. Acceptable Ceilings: Dry wall / Plaster / Painted
- 4. Acceptable Windows: Metal, sliding
- 5. Acceptable Doors: Hinged, Wood product, Operational
- 6. Acceptable Closets/doors: sliding - **Missing/defective bottom tracks. Add tracks to sliding closet door to prevent subsequent damages to the doors and upper hardware.**



- 7. Lighting: Operational
- 8. Ceiling fans: None
- 9. Acceptable Outlets: Operational
- 10. Acceptable Heat source: Wall

Laundry Room/Area

Lower level/basement Laundry Room/Area

- 1. Acceptable Floor: Vinyl, Concrete
- 2. Acceptable Walls: Concrete
- 3. Acceptable Ceiling: Exposed framing
- 4. Acceptable Doors: Hinged, Wood product, Operational
- 5. Lighting: Operational
- 6. Marginal Outlets: Not GFCI protected, Operational - **Install GFCI units to promote intended shock protection**

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Laundry Room/Area (Continued)

7. Marginal Dryer Vent: Metal flex, To exterior - **Repair exterior vent to prevent entry of vermin**



8. Not Present Heat source: None
9. Not Present Floor Drain: Not present or concealed

Plumbing

Visual limitations to plumbing may include finished basements/lower levels, Water off at source, Private systems, poured concrete slabs and un accessible crawl spaces.

It is recommended that a licensed plumber assess and repair any and all plumbing deficiencies mentioned in this report.

1. Water source: City
2. Sewage disposal: Sewer
3. Acceptable Public Supply: Concealed/insulated
4. Acceptable Main Water Shutoff: Meter/City/Street, Basement laundry room



5. Acceptable Water Lines: Mostly Concealed/insulated, Plastic/PVC, PEX/Polly, Copper
6. Marginal Waste drainage: Mostly Concealed/insulated, Galvanized, Cast iron, Plastic - **Galvanized drainpipes present.**

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Plumbing (Continued)

Waste drainage: (continued)

Galvanized drain lines corrode from inside and will eventually require updating.

7. Acceptable Main clean out: Concealed or not present

8. Water pressure: Typical

Basement, Garage Water Heater

9. Acceptable Water Heater Operation: Operational



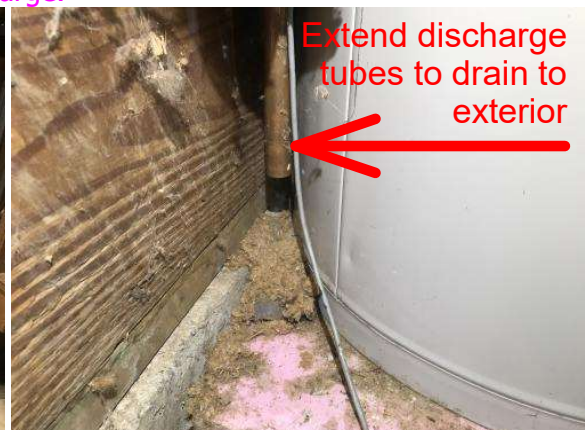
10. Marginal

Accessories: TPR Valve Present but not tested, Discharge tube present, Stability straps present -

There does not appear to be a floor drain in the garage or basement.

Extend discharge tubes to drain to exterior incase of water discharge.

Install drain pans incase of water leak/discharge.



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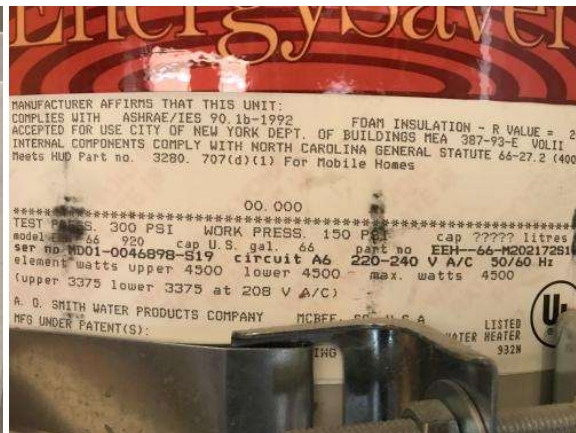
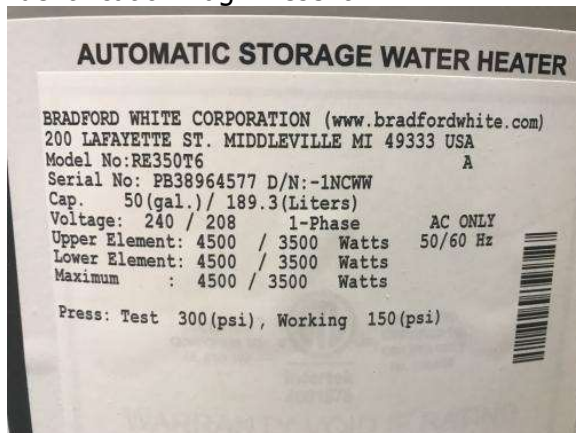
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Plumbing (Continued)

Accessories: (continued)



11. Identification Tag: Present



12. Fuel type: Electric / 50 & 66 Gal Cap.

Attic

Finished / vaulted ceilings - The finishing of the ceiling prevents visual inspection of sheathing, mechanical, insulation, electrical, and structural components.

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Attic (Continued)

1. Note: Pull down ladder for attic access in garage does not make contact with floor.
Alternative step ladder is being to used to accommodate inefficiency.
Advise repairs to ensure intended safe operation.



Pull down garage Attic

2. Method of Inspection: Entered
3. Acceptable Limitations: Dry Weather, Narrow passages, Obstruction/s - Un-able to traverse entire attic due to narrow passages / obstructions
4. Acceptable Roof Framing: Truss

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Attic (Continued)

5. Marginal

Sheathing: Plywood, Stained - Stained and soft/sagging sheathing visible from the attic. most likely due to moisture from poor ventilation.
See attic ventalaion section for related notes.

Black and white Discoloring most likely due to moisture from poor ventilation.
Black/white substance noted that shares the same characteristic of mold/mildew.
Stained sheathing: Recommend consulting a qualified contractor to further assess stained sheathing and advise cleaning solutions to prevent further subsequent damages and to ensure personal health and safety.



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Attic (Continued)

6. Acceptable Insulation: Loose, Cellulose

AMERICAN ENERGY COMPONENTS
19259 N.E. San Rafael
Portland, Oregon 97230

Part I - GENERAL
NAME AND ADDRESS OF CONTRACTOR: JOHNSON'S INSULATION***53632
101 Pine View Lane
Longview, WA 98632
DATE OF INSTALLATION COMPLETION: 10-2-82

Part II - AREA INSULATED
WALLS: 138 sq. ft. CEILING(S): 1100 sq. ft. FLOOR(S): 744 sq. ft.
TYPE OF INSULATION: CELLULOSE
MANUFACTURER: THERMA TREK
R VALUE INSTALLED: 3-38 AMOUNT INSTALLED: 15

Part III - CERTIFICATION
I, DAVID A. JOHNSON, certify that the residence identified in Part I was inspected as described in Part II and the installation was conducted in conformance to applicable codes, standards and requirements.

AMERICAN ENERGY COMPONENTS
19259 N.E. San Rafael
Portland, Oregon 97230

Part I - GENERAL
NAME AND ADDRESS OF CONTRACTOR: JOHNSON'S INSULATION***53632
101 Pine View Lane
Longview, WA 98632
DATE OF INSTALLATION COMPLETION: 10-2-82

Part II - AREA INSULATED
WALLS: 138 sq. ft. CEILING(S): 1100 sq. ft. FLOOR(S): 744 sq. ft.
TYPE OF INSULATION: CELLULOSE
MANUFACTURER: THERMA TREK
R VALUE INSTALLED: 3-38 AMOUNT INSTALLED: 15

Part III - CERTIFICATION
I, DAVID A. JOHNSON, certify that the residence identified in Part I was inspected as described in Part II and the installation was conducted in conformance to applicable codes, standards and requirements.

7. Acceptable
8. Defective

Insulation Depth: 6-12"

Ventilation: Roof, Soffit - Soffit vents cannot be seen from the attic.

Soffit vents appear to be restricted.

Clear restricted soffit vents and provide baffles to reduce potential obstruction and subsequent moisture/condensation related damages.

Attic (Continued)

Ventilation: (continued)



9. Defective

Exhaust/Fan Venting: Into attic - Bathroom vents are venting into the attic.

Extend exhaust vent to discharge to the exterior to prevent an atmosphere conducive to mold/mildew and to prevent further moisture/condensation related damages.

Exhaust vents should have designated exterior sources and should not utilize roof vents intended for attic ventalaion.



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Attic (Continued)

10. Defective

Electrical: Mostly Concealed - Open splices/junction box/es: Consult an electrician to conceal open splice wires into a junction box for intended fire and shock protection.

Canned lighting rating is not apparent.

Separate canned lighting from insulation with round barrier for intended fire protection.

What appear to be Improper splices noted above addition/s.

Consult a qualified electrical contractor to further assess and advise repairs to ensure safe operation.



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Basement

Finished Basements - The finishing of the basement prevents visual inspection of foundation walls, floors, mechanical, electrical, plumbing, and structural.

Basement/lower level/family room Basement

1. Acceptable Limitations: Dry Weather, Finished
2. Acceptable Floor: Vinyl
3. Acceptable Walls: Panel board, Dry wall / Painted
4. Acceptable Ceiling: Dry wall / Painted / textured
5. Acceptable Windows: Metal, sliding
6. Acceptable Doors: Hinged, Wood product, Operational
7. Acceptable Lighting: Operational
8. Marginal Outlets: Operational - Replace missing outlet covers for intended shock protection



9. Marginal Curcuit Wire: Mostly concealed - Seal open junction box to promote intended shock protection.



10. Acceptable Heat Source: Register/vent/forced air
11. Acceptable Basement Stairs/Railings: Wood stairs, Wood railing
12. Not Inspected Floor Drain: Not present or concealed

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Crawl Space

Crawl space limitations may include Narrow passages, obstruction, Dry weather, no access shared common areas (condos and town houses), and/or small crawl space entrances.

If any of the above limitations exist, systems such as electrical, plumbing, and structural cannot be completely inspected.

1. Method of Inspection: In the crawl space
2. Acceptable Limitations: Dry Weather
3. Acceptable Access: Basement/lower level
4. Defective Moisture Penetration: Damp - **Damp soil noted below foundation wall at SW corner of crawl space. Earth erosion below wall is also evident. Recommend consulting a qualified contractor to further assess, determine point of water entry, and advise exterior drainage solutions to prevent water from entering the crawl space and causing subsequent foundation problems.**

Also See Property and site/landscape section for related notes



5. Acceptable Insulation: Present
6. Acceptable Vapor Barrier: Present
7. Marginal Electrical: Mostly concealed - **Open splices: Consult an electrician to conceal open splice wires into a junction box for intended fire and shock protection.**

Low hanging/grounded wires noted. Recommend securing wires up to promote intended shock protection



Crawl Space (Continued)

Electrical: (continued)



8. Acceptable Ventilation: Vent holes

Structure

Finished basements, Insulation, concealed slab on grade, and un accessible crawl spaces may serve as a visual limitation to structural, electrical, and plumbing components.

If any damage is noted to the substructure, it is recommended that a qualified structural contractor further assess the entire substructure.

- | | |
|---------------|---|
| 1. Acceptable | Floor joist: Mostly concealed/insulated, Solid wood |
| 2. Acceptable | Subfloor: Mostly concealed/insulated, Solid wood |
| 3. Acceptable | Sill plate: Mostly concealed/insulated, Solid wood |
| 4. Acceptable | Beams: Mostly concealed/insulated, Solid Wood |
| 5. Acceptable | Piers/Posts: Mostly concealed, Wood posts on concrete footing |
| 6. Defective | Foundation/Bearing walls: Poured Concrete, Concealed poured concrete slab & walls - Earth erosion noted below SW corner foundation wall visible from crawl space
Crack with separation noted to foundation wall at SW corner most likely as a result.
Recommend consulting a foundation contractor to further assess and advise repairs/maintenance to prevent further subsequent damages and to promote system longevity. |



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Structure (Continued)

Foundation/Bearing walls: (continued)



Marginal 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

1. Wall surface/Trim: Wood siding, Wood trim - **Weathering noted to various areas of siding.**
Paint is blistering in various areas.
Weathered/damaged: Recommend further assessment to Repair/caulk/paint all exposed/damaged wood siding/trim to reduce deterioration and rot.



2. Windows: Metal/aluminum - **Failed seals between double panes of glass. Windows have fogged.**



3. Basement Windows: Aluminum - **Foundation is Mostly concealed below grade causing earth is making contact with window trim. Moisture damage noted to interior window sill.**
Regrade earth away from the house and add window wells to prevent entry of water into the house and to prevent subsequent damages to the siding/trim.



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Marginal Summary (Continued)

4. Doors/Jams: Hinged wood doors, Hinged Metal door, Metal sliders, Wood trim/jams - Rear balcony sliding glass door does not lock. Advise repairs to ensure intended use

Re-caulk, Re-paint weathered and exposed wood trim/jams for intended weather protection

Rear
balcony
sliding
glass
door
does not
lock



5. Exterior Lighting: Operational - Front and Rear exterior light fixtures are being used as outlets. Rear exterior light fixture over balcony bulb is hanging by its wiring. Consult a qualified electrical contractor to further assess and advise repairs to ensure intended and safe operation.

Missing globes/covers. Provide globes/covers to provide intended bulb protection

Exterior light
fixtures are being
used as outlets



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Exterior (Continued)

Exterior Lighting: (continued)



Garage

- Garage Outlets: Tested "no ground", Not GFCI protected - Consult an electrician to further assess and advise to ensure intended ground protection.
Install GFCI units to promote intended shock protection

Distribution Panel:

- C/O Detector None Install C/O Detector/s for added safety
- Main Panel, Garage Electric Panel Main Dissconnect: 100 Amps - Consult a qualified electrical contractor to balance supply/demand to accommodate current lifestyles and appliances
- Main Panel, Garage Electric Panel Fuses: Breaker - Old/obsolete panel/switch gear/wiring noted. Recommend consulting an electrician to assess the integrity of the distribution system and check for obsolete to ensure safe operation.

Panel is missing breaker blank. Replace blanks for intended shock protection.



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Marginal Summary (Continued)

Fireplace/Wood Stove

10. upper level living room, lower level Fireplace Fire box: Brick, Metal
- Cracks and deterioration noted to Built in fireplace fire box.
Repair firebox to promote structural safety/stability and safe exhaust
11. upper level living room, lower level Fireplace Freestanding Stove: Wood burning - Installation Certification not apparent, One might consider Consulting a certified technician to review installation in accordance with manufacturers specification to ensure proper installation and safe operation.



Bathroom

12. 1st floor main, Lower level Bathroom Outlets: GFCI protected, Not operational - Lower bathroom outlets are not GFCI protected.
Install GFCI units to promote intended shock protection



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Marginal Summary (Continued)

Kitchen

13. 1st Floor Main Kitchen Plumbing/Fixtures: No visible damage, operational - There does not appear to be an air gap vent for the dishwasher.
A licensed plumber is recommended to evaluate and advise repairs to ensure proper drainage and to prevent back flow



Laundry Room/Area

14. Lower level/basement Laundry Room/Area Outlets: Not GFCI protected, Operational - Install GFCI units to promote intended shock protection
15. Lower level/basement Laundry Room/Area Dryer Vent: Metal flex, To exterior - Repair exterior vent to prevent entry of vermin



Plumbing

16. Waste drainage: Mostly Concealed/insulated, Galvanized, Cast iron, Plastic - Galvanized drainpipes present. Galvanized drain lines corrode from inside and will eventually require updating.
17. Basement, Garage Water Heater Accessories: TPR Valve Present but not tested, Discharge tube present, Stability straps present - There does not appear to be a floor drain in the garage or basement. Extend discharge tubes to drain to exterior incase of water discharge. Install drain pans incase of water leak/discharge.

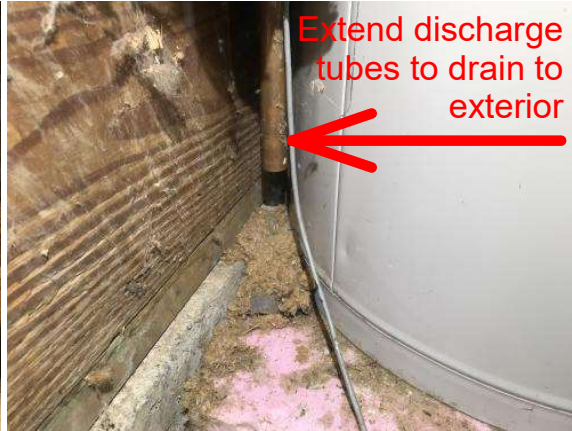
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Plumbing (Continued)

Accessories: (continued)



Attic

18. Pull down garage Attic Sheathing: Plywood, Stained - Stained and soft/sagging sheathing visible from the attic.
most likely due to moisture from poor ventilation.
See attic ventalaion section for related notes.

Black and white Discoloring most likely due to moisture from poor ventilation.

Black/white substance noted that shares the same characteristic of mold/mildew.

Stained sheathing: Recommend consulting a qualified contractor to further assess stained sheathing and advise cleaning solutions to prevent further subsequent damages and to ensure personal health and safety.

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Attic (Continued)

Sheathing: (continued)



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Marginal Summary (Continued)

Basement

19. Basement/lower level/family room Basement Outlets: Operational - **Replace missing outlet covers for intended shock protection**



20. Basement/lower level/family room Basement Curcuit Wire: Mostly concealed - **Seal open junction box to promote intended shock protection.**



Crawl Space

21. Electrical: Mostly concealed - **Open splices: Consult an electrician to conceal open splice wires into a junction box for intended fire and shock protection.**

Low hanging/grounded wires noted. Recommend securing wires up to promote intended shock protection

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Crawl Space (Continued)

Electrical: (continued)

Open spliced
wiring/open
junction boxes



Low hanging
wires



Defective 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.

Property and site

1. Landscaping: Flower bed, Hedge/shrub/bush, Lawn, Hill, Site erosion, Slopes to house - **Front property slopes towards the house.**
Earth erosion noted below front foundation wall visible from crawl space.
Damp soil and erosion below wall is evidence of exterior moisture intrusion into the crawl space.
Recommend consulting a qualified contractor to advise exterior drainage solutions to prevent water from entering the crawl space and causing subsequent foundation problems.
2. Deck: Wood - Rot is noted to various areas of the deck including structural components.
Weathered/damaged: Repair/seal all exposed/damaged decking to reduce deterioration and rot. Replace areas of damage that are beyond being responsive to normal repairs.

NW corner of deck appears to be sagging. Recommend adding a support post below corner of deck to promote added structural durability.

Avoid earth to wood contact to prevent moisture damage and invitation of wood destroying organisms.

Recommend bolting the deck and balcony to the house for added safety.



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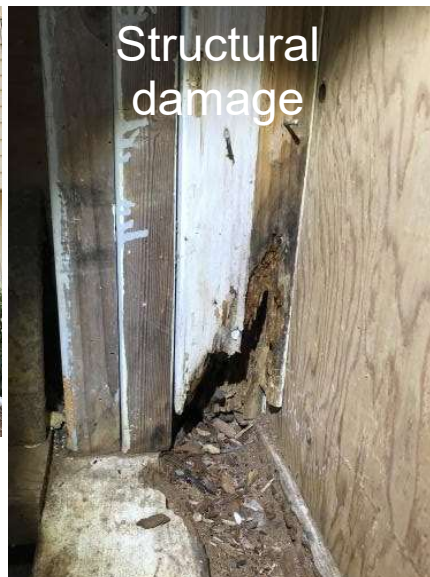
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Property and site (Continued)

Deck: (continued)



3. Balcony: Wood - *Rot is noted to secondary storage structure below the balcony including its leaking ceiling and structural components.
*Damaged structure below the balcony also appears to serve as the balconies support system.
*Rot noted to ceiling of structure below balcony / ceiling is leaking.
Recommend consulting a structural contractor to further assess and advise repairs to ensure structural durability and to prevent further subsequent damages.



Property and site (Continued)

Balcony: (continued)



4. Railing: Wood - Rot is noted to various areas of wood railing.
Weathered/damaged: Repair/seal all exposed/damaged railing to reduce deterioration and rot. Replace areas of damage that are beyond being responsive to normal repairs.



Exterior

5. Exterior Electric Outlets: Operational - Not all exterior outlets are GFCI protected.
Install GFCI unit/s to promote intended shock protection.

Some exterior outlets are missing covers.
Replace missing outlet covers for intended shock protection.

Two prong exterior outlet tested no ground.
Consult a qualified electrician to establish ground connection to provide intended ground protection.

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Exterior (Continued)

Exterior Electric Outlets: (continued)



Defective Summary (Continued)

6. Hose Bibbs: Operational - Rear hose bibb has a steady leak/driip.
A licensed plumber is recommended to evaluate and advise repairs.

Not all hose bibbs are anti siphon.

Recommend installing anti siphon hose bibbs to prevent outside water from siphoning through an outside faucet and contaminating the drinking water used in your home.



Roof

7. Fascia/soffits: Wood, Vented soffits - Rot noted to various fascia/soffit areas.
Other areas show severe to typical weathering.
Weathered/damaged: Repair/caulk/paint all exposed/damaged wood fascias/soffits to reduce deterioration and rot. Replace areas of damage that are beyond being responsive to normal repairs.



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Roof (Continued)

Fascia/soffits: (continued)



Garage

8. Garage Walls: Exposed framing - Addition noted to rear of garage. Addition accommodates master bedroom/bathroom.
Recommend obtaining structural/electrical/plumbing permits to ensure proper construction/installations.

Fire damage noted to exposed framing at rear of garage.
Consult a structural contractor to further assess damages and advise repairs to ensure structural durability.
Recommend determining cause of damage to ensure that underlying conditions do not exist.

Extreme Clutter/stored items limited visibility to walls and stem walls

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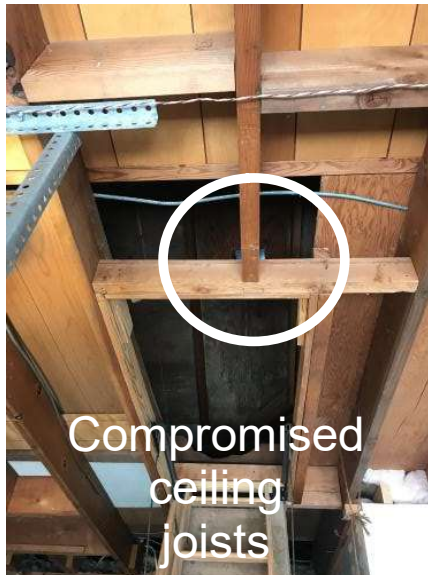
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Garage (Continued)

Walls: (continued)



9. Garage Ceiling: Exposed framing - Garage ceiling joist appears to have been compromised to accommodate a pull down attic access. Ceiling appears to be sagging as a result. Consult a qualified structural contractor to further assess and advise repairs to ensure structural durability and to prevent further subsequent damages.

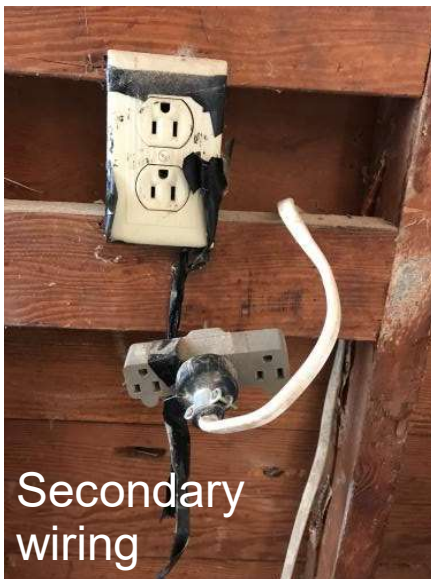


Garage (Continued)

Ceiling: (continued)



10. Garage Curcuit Wire: Improper - Secondary wiring and abandoned/exposed wiring noted through out the garage. Consult a qualified electrical contractor to further assess and advise repairs to ensure safe operation.



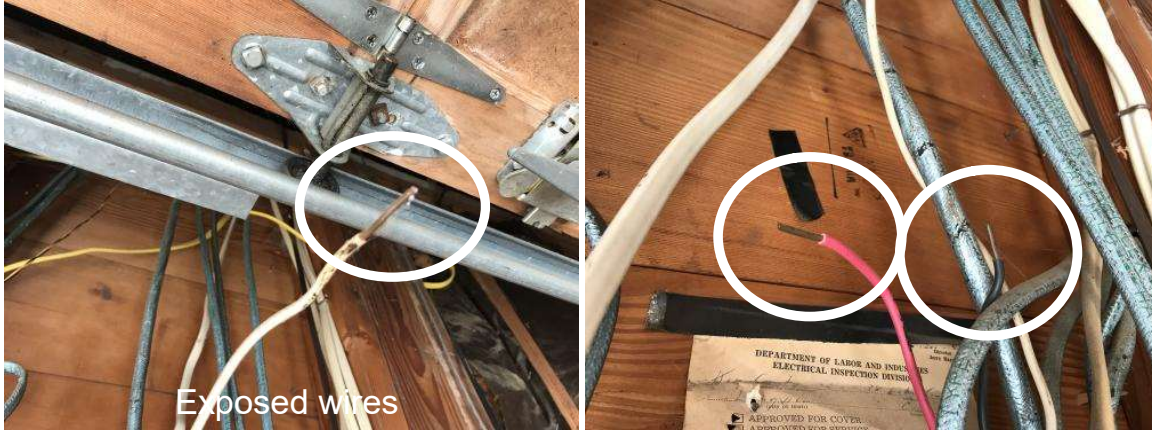
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Garage (Continued)

Curcuit Wire: (continued)



11. Garage Service Doors: Wood, hinged, not self closing, to kitchen - Door Gas/fire rating not apparent. Replace door with an approved fire rated unit combined with associated hardware for self closing to promote gas/fire barrier.

Replace missing access door seal to promote gas barrier



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Defective Summary (Continued)

Bathroom

12. 1st floor main, Lower level Bathroom Lighting: none Lower level bathroom light did not work at time of inspection. (Bad bulb?)



13. 1st floor main, Lower level Bathroom Exhaust fan: Operational, None - Upper hallway bathroom: No ventilation present, Install exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth
14. 1st floor main, Lower level Bathroom Toilets: Operational - Toilet/s loose at bases. Secure toilets to floor to prevent leaks, subsequent damages, and to promote personal safety.



Living Space

15. Living Room and rear bonus room, upper level Living Space Ceiling: Dry wall, Dry wall / Plaster / Painted - Moisture stains around the chimney. Recommend determining of origin of stains to ensure that under lying conditions do not exist.
*No moisture reading at time of inspection.

Crack/s present: Repair cracks to reduce further separation/deterioration.

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Living Space (Continued)

Ceiling: (continued)



Attic

16. Note: Pull down ladder for attic access in garage does not make contact with floor.
Alternative step ladder is being to used to accommodate inefficiency.
Advise repairs to ensure intended safe operation.

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Attic (Continued)

Note: (continued)



17. Pull down garage Attic Ventilation: Roof, Soffit - Soffit vents cannot be seen from the attic.
Soffit vents appear to be restricted.
Clear restricted soffit vents and provide baffles to reduce potential obstruction and subsequent moisture/condensation related damages.

Attic (Continued)

Ventilation: (continued)



18. Pull down garage Attic Exhaust/Fan Venting: Into attic - Bathroom vents are venting into the attic.
Extend exhaust vent to discharge to the exterior to prevent an atmosphere conducive to mold/mildew and to prevent further moisture/condensation related damages.

Exhaust vents should have designated exterior sources and should not utilize roof vents intended for attic ventilaion.



19. Pull down garage Attic Electrical: Mostly Concealed - Open splices/junction box/es: Consult an electrician to conceal open splice wires into a junction box for intended fire and shock protection.

Canned lighting rating is not apparent.
Separate canned lighting from insulation with round barrier for intended fire protection.

What appear to be Improper splices noted above addition/s.
Consult a qualified electrical contractor to further assess and advise repairs to ensure safe operation.

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Attic (Continued)

Electrical: (continued)



Crawl Space

20. Moisture Penetration: Damp - Damp soil noted below foundation wall at SW corner of crawl space. Earth erosion below wall is also evident. Recommend consulting a qualified contractor to further assess, determine point of water entry, and advise exterior drainage solutions to prevent water from entering the crawl space and causing subsequent foundation problems.

Also See Property and site/landscape section for related notes



Structure

21. Foundation/Bearing walls: Poured Concrete, Concealed poured concrete slab & walls - Earth erosion noted below SW corner foundation wall visible from crawl space. Crack with separation noted to foundation wall at SW corner most likely as a result. Recommend consulting a foundation contractor to further assess and advise repairs/maintenance to prevent

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Defective Summary (Continued)

Foundation/Bearing walls: (continued)

further subsequent damages and to promote system longevity.

