



# KEY INSPECTION SERVICES

*Fast, Thorough and Professional Inspection*

**CLIENT:**  
**Smart Clients**

**Inspection Control Number:**  
**ICN# 6453BE099**  
Diagram available upon request

REAL ESTATE PROFESSIONAL:

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## INSPECTOR:

**Farren West**

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WSDA Structural Pest Inspector #66918

Graduate of Inspection Training & Assoc.



Inspection Training  
Associates Certified



National Association  
of Certified Home Inspectors



WSDA Licensed  
Structure Pest  
Inspector

# Key Inspection Services, LLC

08:49AM May 07, 2006

## Photo Attachments



Failed caulking <window trim above garage>



Downspout discharging directly into lower vent  
<front left above garage>



Monitor seam for moisture intrusion  
<chimney flashing front>



Cut back shingles from vents to allow debris to  
fall away  
<roof>



Gutters full of debris <throughout the roof>



Displaced shingle, exposed fasteners  
<front right ridge of roof>

HappyClient\_DigitalPhotos\_4.26.2006

# Key Inspection Services, LLC

08:49AM May 07, 2006

## Photo Attachments



Minimal inspection of attic due to blown insulation and truss roofing system <main attic>



Numerous pier straps missing fasteners to post <throughout the crawlspace>



Post/pier missing straps <crawlspace>



Heat ducting compressed <numerous locations crawlspace>



Fallen insulation <crawlspace>



Decaying cellulose debris, conducive condition for wood destroying organisms <numerous locations in crawlspace>

HappyClient\_DigitalPhotos\_4.26.2006

# Key Inspection Services, LLC

10:45 May 09, 2006

## Definitions

**THANK YOU FOR THE OPPORTUNITY:** We thank you for your trust and confidence in our ability to inspect the property you are interested. 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, as property inspectors we are human and therefore not perfect, we cannot see through walls and do not carry a crystal ball to predict the future. Our services include a visual non-destructive evaluate of the property of interested. 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 present day industry standards.

<b>Acceptable</b>	<b>Functional with no obvious signs of significant defect observed at the time of the inspection.</b>
<b>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>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>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>
<b>Inquire with seller</b>	<b>Inquire with seller for further details. This can simply be a reminder to the buyer to ask for further information from the present occupant/owner. If the information or reasoning is not clear and cohesive with details covered we recommend further evaluation by the appropriate professional.</b>

## Client & Property Information

**Client Name** Happy Client

**Property Address** 1234 Happy Lane

**City** Happy Town WA 98290

**File Name** HappyClient\_InspectionReport\_4.26.2006

**Inspection Date** 4.26.2006

**Start Time** 3:30pm

**End Time** 6:30pm

### Inspection Conditions

**Weather** Cloudy

**Soil Conditions** Damp

**Temperature** 50

**Others Present** Buyer

**Property Occupied** Vacant

### Inspection Company

**Client:** Happy Client

HappyClient\_InspectionReport\_4.26.2006

# Key Inspection Services, LLC

10:45 May 09, 2006

## 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.

At ground level 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.

### Entire Dwelling Exterior Surface

1. Maintenance **Type:** Wood - All gaps seems, joints, and nicks on exterior components should be caulked and or painted as appropriate to prevent future moisture entry.
2. Acceptable **Trim:** Wood
3. Acceptable **Fascia:** Wood
4. Maintenance **Earth-Wood Contact:** Conducive condition - Siding/Concrete Caulking: Parts of the siding were embedded/touching concrete. While this may be acceptable under some conditions, it is almost certain to result in damage to the siding from moisture and wood destroying organisms. As preventive maintenance, the area should be monitored as well we also recommend sealing the concrete to siding connection with a high quality exterior caulking. <front and rear>
5. Acceptable **Soffits:** Wood
6. Acceptable **Door Bell:** Operable
7. Acceptable **Entry Doors:** Metal
8. Acceptable **Exterior Lighting:** Surface mount
9. Acceptable **Exterior Electric Outlets:** GFCI 110 VAC
10. Acceptable **Hose Bibs:** Serviceable
11. Concern **Downspouts:** Metal - Recommend rerouting downspout off front left of garage, discharging directly on lower vent. Potential moisture entrypoint. (Damaged/Missing) Missing or damaged downspouts in numerous locations. Recommend repair/replacement to ensure water is properly control to dissipate away from the structure <front right>.
12. Maintenance **Leader/Extension:** Plastic - <Damaged> Splash blocks damaged/missing or not properly installed, numerous locations. Recommend repair/replacement to prevent moisture intrusion to the underside of the building.
13. Acceptable **Electric Meter:** Front of house
14. Acceptable **Dryer Vent:** Plastic

# Key Inspection Services, LLC

10:45 May 09, 2006

## 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, 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.

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

1. **Evidence of Wood-Destroying Organism activity?** No
2. Concern **Conducive Conditions** Exterior - (Vegetation) This should be kept 12 inches from the structure it allows moisture on the exterior and also is a bridge for Wood Destroying Organisms. Moss and debris on the roof. Cellulose Debris: Cellulose debris in the crawl area shall be considered any wood or wood byproduct material that can be raked, or larger. Conducive conditions should be eliminated to reduce the risk of, or further development of, wood-destroying organism infestation. See comments and notes in specific sections of this report to further explain this condition.

**Pest Activity**

# Key Inspection Services, LLC

10:45 May 09, 2006

## Maintenance Summary

### Lots and Grounds

**Vegetation:** Mixture of plants and trees. - Tree limbs over hang the roof and should be cut back to improve roof life. We recommend maintaining a 12" clearance between vegetation and the structure.

### Exterior Surface and Components

**Entire Dwelling - Exterior Surface - Type:** Wood - All gaps seems, joints, and nicks on exterior components should be caulked and or painted as appropriate to prevent future moisture entry.

**Earth-Wood Contact:** Conducive condition - Siding/Concrete Caulking: Parts of the siding were embedded/touching concrete. While this may be acceptable under some conditions, it is almost certain to result in damage to the siding from moisture and wood destroying organisms. As preventive maintenance, the area should be monitored as well we also recommend sealing the concrete to siding connection with a high quality exterior caulking. <front and rear>

**Leader/Extension:** Plastic - <Damaged> Splash blocks damaged/missing or not properly installed, numerous locations. Recommend repair/replacement to prevent moisture intrusion to the underside of the building.

### Roof

**Flashing:** Metal - Non-standard flashing at chimney front left of garage appears serviceable monitor.

**Gutters:** Metal - Full of debris needs to be cleaned.

### Garage/Carport

**Attached - Garage - Garage Doors:** Aluminum - Replace weather stripping seal on door to the left.

### Fireplace/Wood Stove

**Living Room - Fireplace - Hearth:** Tiles - Reseal cracked caulking.

### Bathroom

**1st Floor Hall - Bathroom - Counter/Cabinet:** Tile - Signs of previous leakage appears serviceable.

**Master - Bathroom - Shower/Surround:** (FPCT)Fiberglass pan and ceramic tile surround - Signs of moisture intrusion recommend repairing/replacing damaged grout/caulking and monitoring.

**2nd Floor Hall - Bathroom - Tub/Surround:** Plastic/fiberglass insert - Caulk areas around faucet, and tub spigot to prevent moisture intrusion.

### Kitchen

**1st Floor - Kitchen - Disposal:** Left Compartment - Recommend minimal use as the home is on a septic system.

**1st Floor - Kitchen - Refrigerator:** Built-In - Handle damaged.

**1st Floor - Kitchen - Floor:** Mixture of Materials - Unknown buckling below kitchen sink, appears serviceable.

### Attic

**Main & Garage - Attic - Animal/Rodent Activity** <Rodent Activity> Rodent activity noted in the garage attic and deceased rodent in the crawlspace we recommend contacting a qualified Pest Control Operator to remedy the situation and re-inspect the area. This will include but not limited to removing all rodents, rodent droppings, repairing/replacing, all damaged materials <i.e. insulation, electrical, etc>, inquiring with the sellers on the history of rodent activity/infestation. Followed by taking the proper steps to ensure no future infestation will occur. Due to the common nature of rodent accessing different areas of the home we recommend these steps be also taken in the attic and any other areas where pest activity/infestation has occurred.

### Crawl Space

**Main - Crawl Space - Cellulose Debris:** Conducive condition - Cellulose, wood, cardboard or paper debris was present throughout the under building crawl space. This debris provides conditions conducive to rot and wood destroying pest infestation. After "warming up" on this debris pests can then "graduate" to infesting elements of the structure itself. The Washington State Department of Agriculture

Client: Happy Client

HappyClient\_InspectionReport\_4.26.2006

# Key Inspection Services, LLC

10:45 May 09, 2006

## 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

**Downspouts:** Metal - Recommend rerouting downspout off front left of garage, discharging directly on lower vent. Potential moisture entrypoint. (Damaged/Missing) Missing or damaged downspouts in numerous locations. Recommend repair/replacement to ensure water is properly control to dissipate away from the structure <front right>.

### Roof

**Main - Roof Surface - Material:** Asphalt shingle - Loose shingle on lower ridge front right side with exposed fastener <refer to photos for additional details>. [Debris Remove] All debris should be removed from the roof surface so as to aid the performance of the roof covering and/or enhance the appearance of the dwelling. [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. Inquire with seller regarding the changes to shingles on the ridge and front left of the roof <refer to photos>, unknown reasoning inquire with seller for further details.

**Valleys:** Metal - ( Debris In Valley) The valley flashing on the roof were filled with debris. All of the debris should be removed immediately to ensure proper drainage, and then these critical areas should be kept clear to reduce the potential for back ups and subsequent water penetration into the dwelling.

**Skylights:** Tempered glass - Holes in the rear of the front right skylight, recommend resealing and/or replacing flashing to prevent moisture intrusion. Skylights in need of securing.

### Heating System

**Garage - Heating System - Heating System Operation:** Appears functional - Unit did not operate during standard testing at the time of inspection. We recommend entire system be evaluate and repaired/replaced/serviced by a qualified HVAC contractor prior to closing. No maintenance sticker were visible at the time of the inspection.

**Garage - Heating System - Filter:** Disposable - Improper filters area and latch do not seal potential carbon monoxide entrypoint. Recommend minor repairs to ensure air filter door & enclosure properly seal.

**Garage - Heating System - Distribution:** Insulflex duct - The ducting system is not properly sealed at the furnace area. Recommend a qualified hvac contractor and/or a professional competent in sealing the ducting to seal the ducting to prevent carbon monoxide gas from entering the home via these openings <refer to photos for further details>. These areas are commonly overlooked but do pose a safety hazard. Often repairs can simply be complete by utilizing heat resistant tape and/or caulking sealant to fill/seal the air openings. Due to the significant lack of maintenance and improper filters used we recommend the entire ducting system be cleaned. Ducting appears to be compressed in some portions of the crawlspace, we recommend further testing to ensure there is proper air flow at the heat register, additional repairs may be necessary.

### Living Space

**Smoke Detectors:** Present in each bedroom and hallway - Missing batteries numerous smoke alarms. Generally a simple fix but potential safety hazard. We recommend testing the detectors monthly and replace with fresh batteries every six months to insure operability in an emergency.

### Structure

**Piers/Posts:** Wood posts and cement piers - The floor supports were marginally connected and some not at all, these were subject to failure in the event of excessive soil movement and/or seismic activity. Additional connections or reinforcements should be installed by a qualified foundation contractor.

Client: Happy Client

HappyClient\_InspectionReport\_4.26.2006

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## Inquire with seller Summary

### Kitchen

**1st Floor - Kitchen - Dishwasher:** Built-In - The dishwasher was not securely attached to the cabinets. It should be attached according to the manufacturer's installation instructions. Therefore not tested inquire with seller of further details on operation & maintenance.

**1st Floor - Kitchen - Cabinets:** Wood - Missing cabinet door below kitchen sink and in laundry room. Inquire with seller for further details.