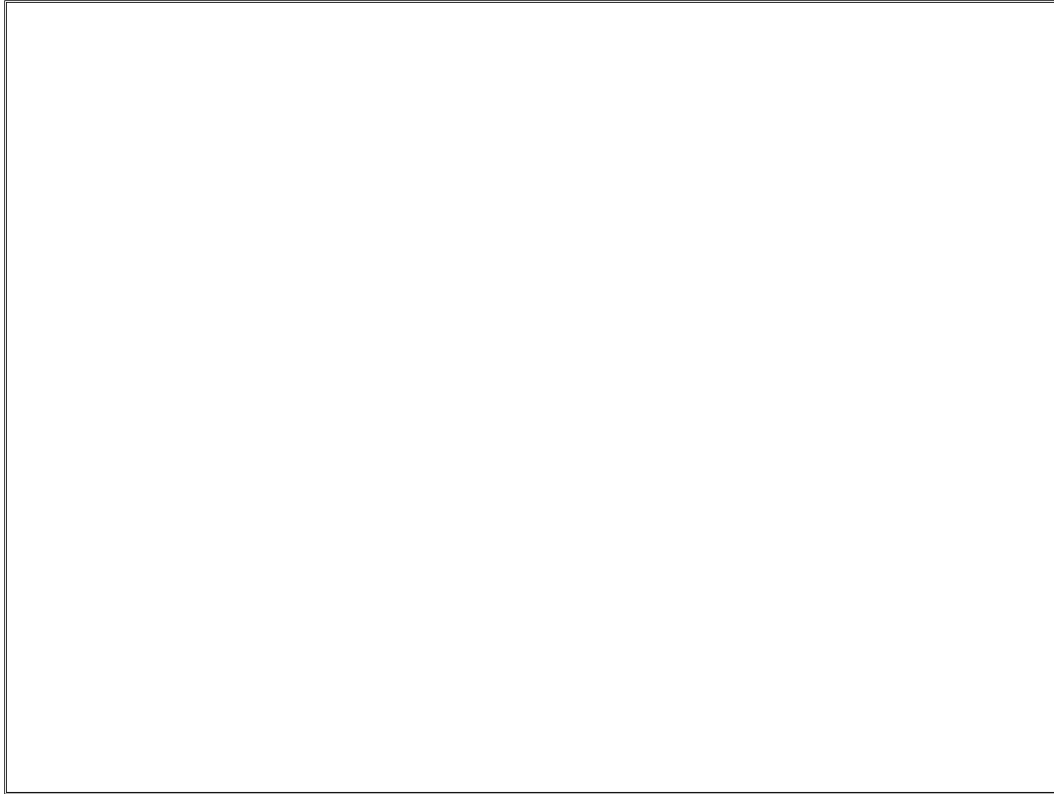


Rigney Home Inspection Report



Tacoma, Olympia, Washington

**Report Prepared For:
Client**

**Report Prepared By:
Mike Rigney**

October, 2004



GENERAL INFORMATION

PROPERTY LOCATION:

Tacoma, Olympia, WA

INSPECTION DATE:

October, 2004

CLIENT(s):

REPORT NUMBER:

REP Sample Report

REPORT DATE:

October, 2004

PREPARED BY:

Mike Rigney

COMPANY:

Rigney Home Inspections

Tacoma: 253-474-3515

Olympia: 360-456-4000

Fax: Toll-free 1-866-658-0160

E-mail: Mike@rigney.us

www.rigneyhomeinspections.com

TABLE of CONTENTS

GENERAL INFORMATION..... 2

TABLE of CONTENTS 3

PURPOSE AND SCOPE..... 4

EXCLUSIONS AND LIMITATIONS 4

INTRODUCTION & STRUCTURAL OVERVIEW..... 5

STRUCTURAL SYSTEM..... 6

EXTERIOR..... 7

LANDSCAPE AND SITE DRAINAGE 9

ROOF SYSTEM 10

PLUMBING SYSTEM..... 12

ELECTRICAL SYSTEM 13

HEATING SYSTEM 16

INTERIOR..... 17

ATTIC AREA AND ROOF FRAMING 18

INSULATION AND VENTILATION..... 19

FIREPLACES AND SOLID FUEL BURNING APPLIANCES 20

APPLIANCES 20

WELLS AND PRIVATE WATER SUPPLIES 21

DETACHED POLE BARN 22

PHOTOS..... 23

PURPOSE AND SCOPE

A standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the National Association of Certified Home Inspectors (NACHI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

EXCLUSIONS AND LIMITATIONS

It includes structure, exterior, roof, landscape, foundation, crawlspace, attic, a structural pest wdo inspection, plumbing, electrical, heating, bathrooms, kitchen, bedrooms, insulation, fireplaces and wood burning appliances, basement and porch/decks as requested.

The NACHI Standards of Practice are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We do not offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are not required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the NACHI Standards of Practice.

Our inspectors are not required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

INTRODUCTION & STRUCTURAL OVERVIEW

COMPONENT DESCRIPTION:

This report summarizes the verbal briefing delivered during our inspection of Sample Report Tacoma, Olympia, WA, conducted October 28, 2004. The inspection was started at 12:30 PM October 28, 2004 and completed at 3:00 PM October 28, 2004. It includes structure, exterior, roof, landscape, foundation, crawlspace, attic, a structural pest wdo inspection, plumbing, electrical, heating, bathrooms, kitchen, bedrooms, insulation, fireplaces and wood burning appliances, basement and porch/decks as requested. The residence was empty and vacant at the time of the inspection. The buyer was present during the inspection. The temperature was approximately 55 degrees and it was overcast.

The residence is a two story attached, wood frame, single-family dwelling. The building is approximately 99 years old, constructed about 1905. It has three bedrooms, one kitchen, one-and-a-half bathrooms and includes a basement. The entrance of the home faces south.

October 28, 2004

STRUCTURAL SYSTEM

In accordance with the NACHI standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Our inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

COMPONENT DESCRIPTION:

The home is a single-family dwelling. The floor structure consists of platform framing with 2 by joists sheathed with one-by shiplap. The wall framing consists of 2 by 4 studs on 16-inch centers. The roof is a wood frame assembly sheathed with oriented strand board over strip sheathing. The home is built on basement, a raised perimeter crawlspace and a post on pier, the foundation is concrete and wood posts on piers.

It is common practice for a home inspector to inspect and probe exposed and accessible framing for rot and possible insect infestation. We visually examined as many of the framing members as possible and randomly probed many with a knife or awl. The attic was inspected using a flashlight. The attic access location was a ceiling hatch.

OBSERVATIONS:

We noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that we observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that we observed.

It is our opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Vegetation is growing against the sides of the foundation and house. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. We recommend cutting back all vegetation around the perimeter of the house, leaving no less than six inches of clearance between any vegetation and the side of the home.

October 28, 2004

Past minor/repaired fire damage in the attic that in our opinion has no structural significance to the home.

Our calculations determined that this attic is not sufficiently ventilated. This can result in unacceptable moisture-related conditions, such as mold, rot and delaminated roof sheathing and is believed to contribute to shortened service life of asphalt roofing materials. We recommend that a reputable contractor increase attic ventilation as necessary to meet minimum requirements.

We recommend providing access to all attic areas for further evaluations of insulation and roof framing.

EXTERIOR

In accordance with the NACHI standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Our inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

COMPONENT DESCRIPTION:

The exterior cladding consists of a combination of lap cedar and cedar shingles. The exterior trim is wood. The exterior entry doors are wood doors with windows units. The eaves consist of enclosed soffits with no vents.

Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary.

OBSERVATIONS:

We noted some minor foundation cracks at various locations around the perimeter of this foundation. These appear to be insignificant and most-probably the result of the concrete curing process or very minor settling soon after initial pouring and cure. If desired, the cracks can be filled with a special epoxy to improve the appearance of the foundation. This is optional, as curing cracks are normally not considered structurally significant.

The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way we can provide any guaranty that this foundation will never develop additional cracks or settle further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

In areas the siding is to close to the roofing materials, this is a moisture condition and a possible fungus-rot condition to the siding. We recommend a 1"- 2" clearance between the roofing and bottom edge of siding.

The exterior paint is weathered and is faded, cracked, blistering or peeling. The exterior paintjob is what protects siding, trim, doors and windows from the weather. Depending on local climate, quality of paint and how well it is applied, most exterior paint lasts about 5 to 10 years before repainting becomes necessary. Subsequent paint maintenance (cleaning and/or touch-up) should be carried out annually as part of routine maintenance or as signs of weathering return. We recommend repainted in the relatively near future. Consult a professional painting contractor to discuss options and estimated cost.

Some window glazing putty at the exterior is deteriorated and should be touched up or redone. Window glazing seals window mullions and prevents rainwater infiltration and drafts. Deteriorated glazing normally results in drafty, uncomfortable rooms and causes the mullions to rot as water is trapped beneath the deteriorated putty. Where necessary, we recommend a professional glazier redo the windows.

There is one or more poorly weather-stripped exterior doors. Leaky doors contribute to uncomfortable drafts and result in higher heating/cooling costs. Any experienced handyperson can install new weather-stripping where required without too much difficulty.

Lockset missing at the west bedroom deck door that needs to be repairs by an experienced carpenter.

We recommend consideration of extra support of the west bedroom balcony/deck.

Our inspectors are not required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

LANDSCAPE AND SITE DRAINAGE

In accordance with the NACHI standard of practice pertaining to Landscaping and Drainage as they relate to the exterior, our inspectors are required to inspect walkways, patios and driveways leading to entrances and the vegetation, grading, surface drainage and retaining walls when they are likely to adversely affect the residence.

COMPONENT DESCRIPTION:

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

The yard is relatively flat. Roof runoff is conveyed via gutters and downspouts onto grade near the base of the foundation.

The driveway is exposed aggregate. The walkways are concrete.

OBSERVATIONS:

In regards to proper slope configuration and drainage, the landscaping of this home has some issues. The yard around this structure needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

Our inspectors are not required to inspect or report on the presence or condition of fences or erosion control. Earth stabilization measures, and geological, geo-technical and hydrological conditions are likewise not inspected or reported.

ROOF SYSTEM

In accordance with the NACHI standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Our inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

COMPONENT DESCRIPTION:

The roofing inspection was conducted from a ladder and the attic. The roofing materials are fiberglass laminate shingles. The roof system flashings are a combination of rubber, galvanized steel, asphalt roofing and aluminum and were found at the plumbing vents, the roof valleys, the roof to wall intersections and the base of the chimney(s).

The building has wooden gutters and downspouts. The downspouts all discharged directly onto grade at the base of the foundation. This condition often results in water infiltration into basements or crawlspaces, as well as risking damage to the foundation caused by settling, as the soil under the footings becomes saturated and more fluid. It is recommended that all downspouts be modified or extended so they convey roof runoff away from the base of the foundation. This can be done by installing splashblocks, or via buried lengths of non-perforated drainpipe that are connected to bubbler pots, sometimes known as pop-ups, that allow water to surface at the desired distance from the foundation.

The building has two masonry chimney stacks that serve the furnace and a fireplace in the basement and living room.

A fiberglass laminate shingle roof is similar in most respects to one covered with organic asphalt shingles - the difference being that the matting is thinner and reinforced with fiberglass. A fiberglass laminate shingle has an expected service life of about 20 years from the date of installation.

OBSERVATIONS:

The roof appears to be in satisfactory condition. Routine cleaning and maintenance is recommended.

The roof system flashings are a combination of rubber, galvanized steel, asphalt roofing and aluminum and were found at the plumbing vents, the roof valleys, the roof to wall intersections and the base of the chimney(s).

Moss growth, or tree debris was noted on portions of the roof. This can accelerate deterioration of the roof surface through secretion of oxalic acid, a powerful corrosive.

It is recommended that the moss, debris etc. be removed by cleaning and if necessary replacing any components damaged by the moss/cleaning. Once cleaned, if roofing damage were to equal 25% or better of the total surface area, a complete replacement would be advisable. High-pressure washing of the roof can further accelerate deterioration, the roof should be carefully cleaned using a combination of chemicals and brushing with a soft-bristled brush in combination with a pressure washer.

One or more of the downspouts is disconnected in the front of the building. Immediate correction is recommended.

The gutters should be cleaned at least twice a year and the caulking at joints and seams inspected and touched up at two-year intervals.

All gutters and downspouts were inspected and one or more was clogged with dirt, moss or debris. Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

The gutters are the older wooden type and are showing signs of significant deterioration (leaks and rot) at numerous locations. It is often very difficult and expensive to get wooden gutters repaired satisfactorily or replaced with matching wood gutters. Replacement with another type of gutter (either aluminum, steel, copper or plastic) is recommended.

The fireplace chimney requires removal of all vines and vegetation from the stack. Vines are particularly important, since they have been known to send shoots up and into the brickwork, causing substantial damage.

All chimney(s) were examined and at least one was found to need professional cleaning. Whether clean or not, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

Our inspectors are not required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

PLUMBING SYSTEM

In accordance with the NACHI standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Our inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

COMPONENT DESCRIPTION:

The plumbing system is connected to a private supply and waste system. The main water entry shutoff is located in the pump house. The service pipe to the house is 3/4-inch galvanized steel pipe. Supply plumbing is a combination of 1/2-inch and 3/4-inch galvanized steel pipe. The drain/waste plumbing is cast iron pipe. The main waste clean-out is located in the basement. The main floor drain is located in the basement.

Hot water for the residence is provided by a conventional storage tank. The energy source for the hot water is electricity. The water heater old and is expected to have an unknown number of service years life. At least once a year, several gallons of water should be drained off a water heater to flush corrosive sediments from the tank. Additionally, the anode rod inside the tank needs to be replaced by a licensed plumber at 5 to 7 year intervals. This will improve the quality of hot water and increase the likelihood that the water heater can last its entire expected service life.

OBSERVATIONS:

The well stopped pumping water during our inspection, thus preventing us from properly testing all supply and waste components. Therefore, any tests or observations that normally require water pressure, such as checks for pressure, volume and flow; leaking fixtures; leaking waste lines; shower function, dishwashers; etc, were not done and we make no representation about their condition or performance.

The well should be repaired as soon as possible for further inspection, for a nominal fee we would be happy to finish testing the plumbing systems.

The supply water has rust stained the tub/sinks. This normally indicates a rusting that takes place inside galvanized pipe or is entering the supply plumbing from the water supply. If it originates in the pipes of this house, deterioration could necessitate near-term replacement of the affected plumbing. This will require further assessment by a licensed plumber to determine the exact cause of the rust and if corrections are necessary.

The water heater is at or beyond the end of its expected service life. Since there is no way to predict when this unit could fail, we recommend having it replaced at the earliest opportunity, so as to prevent any damage that could occur as a result of a sudden rupture of this aging tank.

The shower in the basement is not connected to the waste systems of the home. It is draining into a sump in the basement that we can not say were it drains to on the property.

The washer in the basement is not legal, as the waste drain is eight ft. high with no trap and there is a contaminant issue with the washer, if the septic backed up. So the best thing to do would be to install a system to pump the gray water to the waste line.

We recommend further assessment by a licensed plumber for all corrections and repairs.

Our inspectors are not required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We do not determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the NACHI standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Our inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

COMPONENT DESCRIPTION:

Electrical service to the home is via overhead solid 3-wire. The electrical meter is located on the back of the residence. The service entrance conductor is aluminum. The main service entrance panel is a breaker system located in the basement. The panel is rated for 125 amps at 120/240 volts. No main disconnects for the electrical service were found. The final service rating is 125 amps. The service grounding electrode conductor is a single-conductor copper ground.

The branch wiring is a combination of non-metallic sheathed cable (romex) and flexible metal conduit type. It is copper wiring. Smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms be installed in all bedrooms and they are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens.

OBSERVATIONS:

The main service panel appears to have no room for future upgrades or additions to the system.

The service drop is poorly anchored to the house and in danger of being pulled loose. If it pulls loose the strain on the drop could loosen or detach the neutral cable, causing the household voltage to be unstable. Essentially all circuits in the home could become 240volt circuits, burning out some appliances or convenience items and posing a substantial hazard. We recommend having the drop attachment immediately repaired by the utility provider.

There is no single main disconnect at the fuse/breaker box and it takes several hand movements, or throws, to disconnect all power to the home. This breaker panel is working and has no obvious faults that said we recommend consideration of upgrading to a new panel with a main breaker to upgrade this homes wiring and for safety.

AFCI protection in bedrooms. The 1999 NEC requires arc-fault protection of all bedroom outlets, effective 1/1/2002. The 2002 NEC requires arc-fault protection of all bedroom outlets. That's ceiling fan outlets, ceiling light outlets, wall light outlets etc. We recommend the client talk with an electrician about this safety feature as an electrical upgrade.

A representative number of fixtures, electrical outlets and switches were tested, defects were observed inside the home, basement and pump house.

There aren't any ground fault circuit interrupters (GFCI) in the pump house. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

Two-prong ungrounded type receptacles were observed. These are acceptable in older residences. Many plug-in devices, such as lights and televisions, etc, do not require a ground. However, we suggest updating the receptacles at major appliances, as needed, to properly grounded type. These might include the refrigerator and washing machine, computers, or any other pieces of equipment, which are supplied with "three-prong", grounded type plugs.

We found wiring that is exposed, all wire and connections must be inside conduit and j-boxes. We recommend having this corrected by an electrician.

The pump house is equipped with a fuse box that uses cartridge and/or Edison-type fuses. This type of fuse box is generally considered to be obsolete. We strongly recommend having it upgraded.

We found uncovered electrical junction boxes in the home and pump house. These boxes must be covered in order to contain any electrical fire within the box and to keep debris, insects and vermin out. We recommend having this issue corrected by an licensed electrician.

One or more electrical junction boxes is poorly secured or supported in this home. All junction boxes must be securely attached and may not be suspended by the end of metal or plastic conduit or hung by cables or wire sheathing. We recommend correction by an electrician.

There are too few electrical outlets in this home. This is common in older homes where there is often only one outlet per room. However, the use of a normal number of electrical devices in an older home today will require the use of extension cords and quickly overwhelm an older electrical system. We consider this to be an inherent hazard, since overloaded extension cords are the number one cause of household fires. We recommend having additional outlets added by an electrician as necessary, to ensure extension cords won't be needed anywhere in the home.

There is one or more outlets in this home that when tested had reversed polarity. Reversed polarity is a life/safety hazard. It means that any appliance plugged into an outlet with reversed polarity has power passing through the device before reaching the on/off switch. Under certain conditions, anyone touching a device with reversed polarity can inadvertently provide a ground path for current and be electrocuted. We recommend immediate correction by an electrician. And, until this is corrected, we don't recommend plugging any device into any effected receptacle.

There is one or more missing switch/plug covers

RECOMMENDED ACTION:

This is a list of only those items readily apparent during our limited inspection of the electrical system. A further examination by a qualified electrician is strongly recommended.

Our inspectors are not required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also not required to measure amperage draw, line voltage or ground impedance.

HEATING SYSTEM

In accordance with the NACHI standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Our inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

COMPONENT DESCRIPTION:

An older oil fired forced air furnace provides heat to the residence. The heating system last service date is 2000. No inspection tag was found on the heating system at the time of the inspection. The heating system is located in the basement. The electrical safety switch for the heating system is located at the furnace/boiler unit. The furnace has a metal vent that exhausts into a masonry chimney. The flue is not shared with the water heater. The thermostat for the system is a programmable type and is located in the main floor. It is recommended that the client have the homeowner provide the instructions for programming or show the client how to do so.

The belowground fuel oil tank for the system is located on the east side of the residence. The interior fuel line cutoff is located in the furnace room by the furnace.

The ductwork for the heating system consists of galvanized steel sheetmetal ducts with galvanized steel return ducting. The filter for this system can be found at the air handler of the furnace. The filter is a cartridge type.

OBSERVATIONS:

The normal sequence of operating modes was executed with no obvious defects noted.

The actual condition of the fuel oil tank is unknown. Having the tank checked and the ground around the tank sampled for signs of leaks and any necessary corrections made is recommended prior to closing.

The supply/return air ducts of this heating system are wrapped with a white material suspected to contain asbestos fiber. Extreme care will need to be taken not to damage this wrap and cause the release of hazardous fibers into the air. We recommend the client(s) consider having this material professionally encapsulated by a licensed asbestos remediation firm, using latex heating duct mastic.

The heating ductwork of this home is totally uninsulated. This is common of homes of this age, because when the home was built the cost of heating fuel was miniscule compared to today. Having the ductwork insulated to at least an R7 will enable the

furnace to heat the home more quickly, thus reducing run-time and energy costs. Any good insulating contractor can totally wrap all of this ductwork in about a day.

The furnace filter was dirty and should be replaced, it is a disposable type.

The client should consider upgrading to a new modern furnace for economy and comfort.

It is impossible to continually safeguard against every condition which can lead to the production of carbon monoxide gas. Therefore, for the health and safety of occupants, a carbon monoxide detector is recommended in all homes with fuel appliances, or attached garages.

Our inspectors are not required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also not required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

Our Inspectors are not required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We do not operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

INTERIOR

In accordance with the NACHI standard of practice pertaining to Interiors, there is no requirement for the report to describe any interior components or finishes. Our inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

COMPONENT DESCRIPTION:

The interior wall surfaces are lath and plaster. Ceilings are lath and plaster. The primary floor covering is hardwood. The bathroom flooring is tile. The kitchen floor is wood.

The kitchen cabinets are face frame. The kitchen countertops are ceramic tile.

The windows are wood sash single glazed units. Interior doors are wood.

OBSERVATIONS:

There are minor wall blemishes in the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate

underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

There are one or more rotten window sashes that need to be repaired by a professional carpenter or window installer.

The existing window frames and sash are worn, so much so that cost of repair will most probably equal or exceed the cost to replace these windows. In light of this, we recommend the client consider upgrading to modern, double or triple-paned windows. Consult a professional window installer to discuss options and cost.

The single-glazed windows are sealed with a linseed oil based glazing putty that is showing deterioration. This typically results in shrinkage cracks in the putty and may allow wind-driven rainwater or wind infiltration through these windows. We recommend touching up or re-glazing the affected windows.

Our inspectors are not required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

ATTIC AREA AND ROOF FRAMING

COMPONENT DESCRIPTION:

The building has two or more attic spaces. Access to one is gained through a ceiling hatch in the second floor.

OBSERVATIONS:

No access to the back lower attic areas of this home. We recommend having access hatches installed for further evaluations.

Attics need to have adequate ventilation lest moisture-laden air that infiltrates from the home below is trapped, causing mold and mildew and leading to other issues that could eventually threaten the structural integrity of the home such as wood-destroying insects or rot. The generally accepted standard for attic ventilation, when there are only upper exhaust vents in a roof, is a minimum ratio of one square foot of net-free vent space for every 150 square feet of floor-space in the home. When both upper and lower vents are used, this is halved to a ratio of 1/300th. This attic falls short of this standard. However, there was no evidence that this has caused any moisture-related issues in the attic over the life of this home.

INSULATION AND VENTILATION

In accordance with the NACHI standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Our inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawl space) areas and mechanical ventilation systems, if present.

COMPONENT DESCRIPTION:

Homes of this era were typically not insulated during initial construction, but have often been either partially or fully insulated during their lifetime. Some older homes have multiple layers and combinations of retroactively installed insulation. Many are still not insulated at all. The inspection of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of retroactively installed vapor retarders or the type and density of insulation installed behind finished surfaces cannot be verified. Even if we have been able to determine the type of materials used, no declarations are made as to the installed density or adequacy of concealed materials.

If indications of insulation installed in concealed areas has been noted, and the client(s) desire more detailed information about the adequacy of such an installation, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

There is an exhaust fans/devices located in the kitchen only. It is recommended that additional exhaust fans be added to all bathrooms and the laundry.

OBSERVATIONS:

More insulation is recommended for the attic areas of this home. R-49 about 17" is a standard recommendation for the northwest.

Our inspectors are not required to determine indoor air quality or disturb insulation or vapor retarders.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the standard of practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Our inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

COMPONENT DESCRIPTION:

There is a traditional style, built-in, masonry wood-burning fireplace located in the living room. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a floor hearth.

OBSERVATIONS:

The fireplace appears to be operating as expected.
There is a damper that is functioning as expected.
Spalling firebrick was found in the fireplace. Relining/repair by a professional chimney mason is recommended.

Cleaning and inspection is recommended by a licensed chimney sweep.

Our inspectors are not required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, firescreens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

APPLIANCES

COMPONENT DESCRIPTION:

This inspection includes range, oven, refrigerator and dishwasher as requested.
The stove is a freestanding type electric range.
The oven is integral to the range electric.
The refrigerator is an electric over-under refrigerator/freezer.
The dishwasher is an under-counter type.

OBSERVATIONS:

The refrigerator was not plugged in and was not tested.

RECOMMENDED ACTION:

Appliances inspected appeared to be functional at time of inspection.

WELLS AND PRIVATE WATER SUPPLIES

COMPONENT DESCRIPTION:

The water source is a well located behind the home. Since we don't know how deep this well is, we don't know for certain whether it is a deep or shallow well. The pump house is not insulated or heated.

Water is stored in a pressure tank located in the pump house. The water main is not insulated. The tank is equipped with a pressure gauge only and uses a pressure switch to control the level of water supplied to the tank.

OBSERVATIONS:

Water wells don't last indefinitely. In fact, in many areas of the country their service life is between 25 and 50 years before they must be decommissioned and a new well is needed. We recommend consulting the county health department to determine the average serviceable life of wells in this area. If the well is near at or beyond that range, we recommend further testing and evaluation of this system by a private water supply specialist prior to closing, to determine whether a new well is necessary now or might be needed in the near term.

We strongly recommend having the well water tested for chemical and bacterial contaminants prior to closing. Contact the county health department for more information about this procedure.

We were unable to determine the location of the septic tank and/or septic leaching fields; therefore we don't know whether the water supply is a safe distance away. We recommend determining from the homeowner the exact location of the septic system components and their distance from the water supply. If the water supply is closer than 50ft. to the septic tank or sewer line, or closer than 100ft. to a leach field, there is a higher chance of bacterial contamination of the water supply. If this should be the case, we strongly recommend having the water supply system completely inspected and evaluated prior to closing by a private water supply specialist, who can best determine what the short and long-term risks are and what steps will be needed to ensure safe drinking water.

The wiring of the well pump house is incorrectly exposed. The wiring needs to be protected from damage inside of an appropriate conduit. We recommend correction prior to closing by a licensed electrician.

The water supply tank is rusted we recommend replacement. Consult a private water supply specialist to discuss replacement options and cost.

There are contaminants etc. stored in the well house that can contaminate the well if they are allowed to leak into the well. We recommend having these immediately removed from the well house and stored at least 100ft. from the well head.

The pump house and associated well plumbing is all uninsulated. We recommend having the pump house, as well as the plumbing, insulated to protect the pump and plumbing against freezing in winter and extreme temperatures in summer.

POLE BARN

COMPONENT DESCRIPTION:

The property has a pole barn. The pole building has treated 6 X 6 columns. The roof is a wood frame assembly. The roof joists are 2 by. The roofing materials are steel panel roofing's. The exterior cladding consists of wood. The floor is earth and slab.

The condition of the barn is sound with some issues, the 6 X 6 columns have been earth to wood for many years and have some fungus-rot, the steel roofing is rusting and will fail at some point and the siding materials are earth-wood and is a conducive condition of fungus-rot as well as wood destroying insects.

We recommend the electrical be looked at by a licensed electrician. (Many issues)

Please note that this report is primarily a list of items for which we are suggesting improvement or repair. The good points and advantages of the house is not necessarily included.

Please feel free to call Rigney Home Inspections for any clarification.

Note: See attached Structural Pest Inspection.

Thank you for your business.

Yours truly,

Mike Rigney
Rigney Home Inspections
E-mail: Mike@rigney.us
www.rigneyhomeinspections.com

PHOTOS

Back of home



East side



Beetle damage



Grade toward foundation



Water tank



Pole Barn





ICN _____
WSDA INSPECTION CONTROL NUMBER
This report is not valid without the above number

Inspection Date: _____ File No: _____ Time: _____ Visit: # _____
Inspection Firm: _____
Address: _____
City: _____ State: _____ ZIP: _____ - _____
Phone: _____ Fax: _____ E-mail: _____
Structural Pest Inspector: _____ WSDA License # _____

Structure Inspected: _____ City: _____ State: _____ ZIP: _____ - _____

Clients Name: _____

NOTE: ONLY THE ABOVE NAMED CLIENT IS ENTITLED TO RELY ON THE CONTENTS OF THIS REPORT.

In accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

COMPLETE WOOD DESTROYING ORGANISM INSPECTION REPORT

SUMMARY OF FINDINGS

YES NO*

VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING INSECTS
VISIBLE EVIDENCE OF ACTIVE WOOD DECAY FUNGI
VISIBLE EVIDENCE OF DAMAGE BY WOOD DESTROYING ORGANISMS
VISIBLE EVIDENCE OF CONDITIONS CONDUCIVE TO WOOD DESTROYING ORGANISMS

*VISIBLE EVIDENCE OF INACTIVE; Carpenter Ants, Subterranean Termites, Anobiid Beetles, Moisture Ants, Dampwood Termites, Other Wood Boring Beetles, or past Water Events, remain(s). Neither the inspector nor the inspection firm shall be liable for any corrective actions required by future inspections as a consequence of this evidence. See the FINDINGS and DIAGRAM page(s) of, This report, Previous report(s) bearing the same ICN, for details

LIMITATION OF LIABILITY

The above inspecting firm and inspector endeavor to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. The inspecting firm will re-perform any services not meeting this standard without additional compensation. In any case, the inspecting firm's total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure. The inspecting firm will not be liable for any special, incidental, punitive or consequential damages, whether foreseen or unforeseen, regardless whether liability is based on breach of contract, breach of express or implied warranty, negligence, strict liability, tort or otherwise.

I have read and understand the above limitations and the Inspection Standards and authorize the above named inspection firm to conduct this inspection subject to the limitations and conditions therein.

Client's Signature: _____ Date: _____
This report is not valid until the Client who pays for the report signs and dates the form where provided to acknowledge the inspecting firms Limitation of Liability provided herein.

COMMENTS:

WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the WASHINGTON STATE PEST CONTROL ASSOCIATION

COMPLETE WOOD DESTROYING ORGANISM (WDO) INSPECTION REPORT.

This report is prepared from an inspection conducted by a Washington State Department of Agriculture licensed Structural Pest Inspector in accordance with Washington Administrative Code 16-228-2005 through 16-228-2045. Opinions contained herein are based on conditions visible and evident at the time of the inspection. This report does not warrant, represent, or guarantee that the structure reported on is free from evidence of WDOs, their damage, or conditions conducive to WDOs, nor does it represent or guarantee that the total damage, infestation, or infection is limited to that disclosed in this report.

II. INSPECTION PROCEDURES

The inspector shall make a thorough inspection, using accepted methods and practices, of the subject structure to render an opinion on the presence of or damage from WDOs as well as conditions conducive to such WDOs.

AREAS INSPECTED shall include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structure interior; accessible sub structural crawl space(s); garages, carports, and decks which are attached to the structure. Deck inspection shall include; railings, wooden steps, and accessible wooden surface materials, as well as, deck substructures which are accessible (those with at least a 5' soil to joist clearance or elevated decks which can be suitably reached using a 6' step ladder).

WOOD DESTROYING ORGANISMS shall include: subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot). The inspector will not assume any responsibility for WDOs that were not detected during their dormant season. When evidence of moisture ants, dampwood termites, wood infesting anobiids, or wood decay fungi is detected during a complete WDO inspection, the inspector must identify and report the condition(s) conducive to such infestations. It must be stated in the report that such infestations may be eliminated by removal of all infested wood and correction of any contributing conducive conditions.

CONDUCTIVE CONDITIONS, as determined by the inspector, shall include, but not be limited to: inadequate clearance, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawl space, failed caulking or grout in water splash areas, and/or restricted or non-functioning gutter systems.

III. LIMITATIONS OF INSPECTIONS.

The inspecting firm shall not be held responsible by any party for any condition or consequence of WDOs, which is beyond the scope of this inspection. The scope, defined in section II. INSPECTION PROCEDURES is limited as follows;

(a) **INACCESSIBLE AREAS:** Certain areas of a structure, which are inaccessible by their nature, may be subject to infestation by WDOs yet cannot be inspected without excavation or unless physical obstructions are removed. Such areas include, but are not limited to: wall voids, spaces between floors; substructures concealed by sub-floor insulation or those with inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.

(b) **ROOF SYSTEMS AND ATTIC AREAS:** Roof systems, roof covering, and attic areas are excluded from this report. This report may note, at the discretion of the inspector, visual evidence of infestation and/or infections of WDOs in the portions of the eaves that are visible and accessible from the ground. No opinion is rendered nor guarantee implied concerning the watertight integrity, the condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of (a) component(s) of the roof system or attic space(s) shall not imply an extension to the scope of this inspection. If a more qualified opinion is desired, the services of a licensed roof system professional should be obtained.

(c) **SHEDS AND OUTBUILDINGS:** Sheds, garages, carports, decks, or other structures, which are not attached to the main structure by roof system or foundation, are excluded from this report unless specifically requested and noted. The inspecting firm reserves the right to charge additionally to inspect any unattached structures.

(d) **CLIMATIC LIMITATIONS:** In certain geographical areas of Washington State where wet climate is common and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as cracking, checking, and/or warpage on doors, window casings, siding, and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector. Inspectors are not required to report on any wood-destroying organism infestation, infection, or other condition that might be subject to seasonal constraints or environmental conditions if evidence of those constraints or conditions is not visible at the time of the inspection.

(e) **MOLD:** Molds, mildews, and other fungal growth (except wood decay fungi) shall be reported on only to the extent that they indicate an excessive moisture condition which may be conducive to WDOs. The inspector is not liable or responsible for determining the type of mold, mildew, or other fungi present, nor shall the inspector be liable or responsible for determining the possible health hazards associated with the presence of molds, mildews, or other fungi. This report is not, nor shall the inspector perform a mold inspection or investigation. If a more qualified opinion is desired, the services of a toxicologist or certified industrial hygienist should be obtained.

(f) **STRUCTURAL ASSESSMENT:** While it may be possible for the inspector to note damaged materials, neither the inspector nor the inspection firm is liable or responsible in any way to determine the structural integrity of any building materials. If a more qualified opinion is desired, the services of a licensed, qualified contractor or structural engineer should be obtained.

(g) **REMAINING EVIDENCE:** In certain situations, it may not be practical to eliminate all evidence of previous WDO activity (e.g., carpenter ant frass, insect parts, or subterranean termite scaling), or evidence of conducive conditions, (e.g. water staining). Although noted, this evidence may remain after corrections have been made or if it is the inspector's opinion that evidence is from inactive WDOs and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

IV. REPORTS The inspecting firm shall not issue any complete wood destroying organism inspection report unless a Washington State Department of Agriculture licensed structural pest inspector from that firm has made a careful and thorough inspection of the structure in conformance with and subject to the limitations within these standards. Reports shall include a diagram and a description of the findings to help identify locations of the findings as well as inaccessible areas not identified in III (a) of these standards.

V. WORK RECOMMENDATIONS AND TREATMENTS

(a) **NO WARRANTIES OF CORRECTIVE WORK:** Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance with any applicable building codes, nor the suitability for use of any repairs, corrections, or treatments recommended within this report. Compliance with Washington State pesticide application laws and applicable building codes (current revisions) is the responsibility of the property owner and those performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded, and qualified professionals providing warranted services.

(b) **CONDITIONS REVEALED DURING THE PERFORMANCE OF RECOMMENDATIONS:** Should any WDO, damage, or conducive condition be revealed during the performance of any recommendations, whether performed by the owner, the purchaser, a contractor, or any other party in interest, the inspecting firm must be notified of such, and be given a reasonable opportunity for re-inspecting and determining the need for any additional corrective measures before such conditions are covered. The owner, the purchaser, or any other person performing the work shall be responsible for notifying the inspector. Nothing contained herein shall prevent the inspecting firm from assessing additional charges for each additional inspection.

NOTE: The Washington State Pest Control Association (WSPCA), as a service to inspection firms, has developed this form and these Standards of Practice. By doing so, the WSPCA does not certify that the inspecting firm is a member of the WSPCA or that the inspector is qualified to perform the inspection. The WSPCA shall not be a party to any claim or action by the buyer, seller, or other interested party against the inspection firm solely by reason of making this report form and these Standards of Practice available for use.



FINDINGS

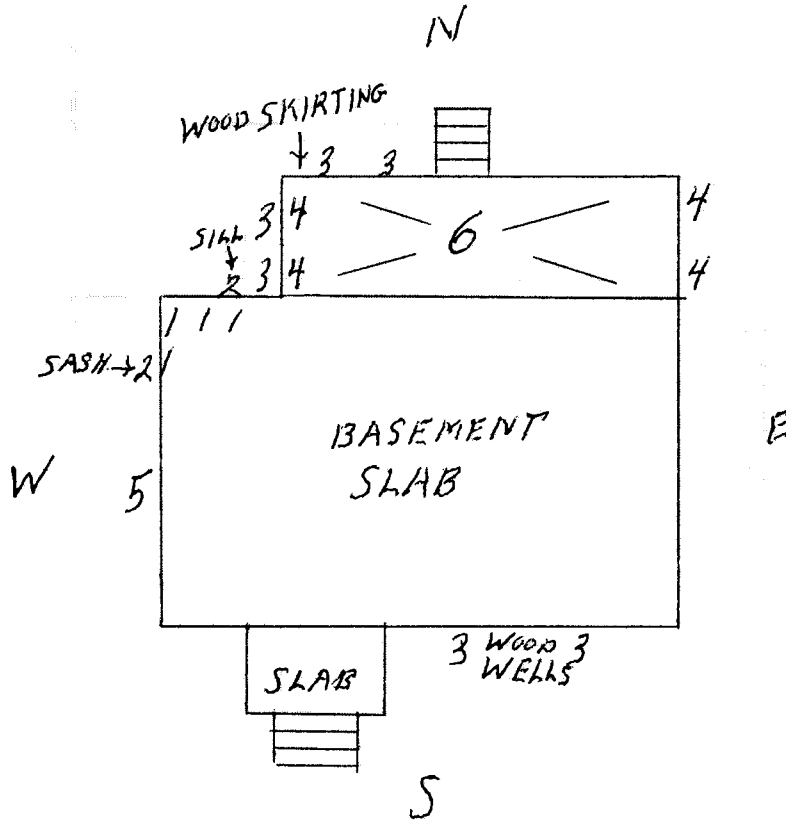
Address of Structure Inspected _____ City _____ State _____ ZIP _____ - _____

NOTE: The owner(s) and/or persons performing any work relative to these findings must ensure that all construction work performed meets the standards of good construction practices and materials as provided for in any and all applicable building codes (current revisions). Pest control measures must be performed by Washington State licensed applicators in conformance with all federal, state, and local laws. Nothing contained herein shall prevent the inspecting firm from assessing charges for each additional inspection.

Sketch (Not to scale)

DIAGRAM

FILE NO. 10463



RIGNEY PEST CONTROL Tacoma 253 474-3515 Olympia 360 456-4000 (www.rigneyhomeinspections.com)

(Number in box represents area on diagram) FRONT

Check If Included on Diagram			
WDO's	CONDUCTIVE CONDITIONS		OTHER ELEMENTS
<input checked="" type="checkbox"/> 1 AB - Anobid Beetles	<input type="checkbox"/> BG - Bare Ground	<input type="checkbox"/> CSA - Crawl Space Access	<input checked="" type="checkbox"/> 6 IA - Inaccessible Area
<input type="checkbox"/> CA - Carpenter Ants	<input type="checkbox"/> CD - Conductive Debris	<input checked="" type="checkbox"/> 4 IV - Inadequate Ventilation	<input type="checkbox"/> RE - Remaining Evidence
<input type="checkbox"/> DT - Dampwood Termites	<input checked="" type="checkbox"/> 3 EW - Earth to Wood Contact	<input type="checkbox"/> LC - Landscape Clearance	<input type="checkbox"/> RJ - Rim Joist
<input type="checkbox"/> MA - Moisture Ants	<input type="checkbox"/> EM - Excessive Moisture	<input type="checkbox"/> PL - Plumbing Leak	<input type="checkbox"/> FV - Foundation Vent
<input type="checkbox"/> OB - Other wood infesting beetles	<input type="checkbox"/> FC - Failed Caulking	<input type="checkbox"/> SB - Missing Splash Block	<input type="checkbox"/> SC - Support Column
<input checked="" type="checkbox"/> 2 RF - Rot Fungus	<input type="checkbox"/> IC - Inadequate Clearance	<input type="checkbox"/> SW - Standing Water	<input type="checkbox"/> SF - Sub-Floor
<input type="checkbox"/> ST - Subterranean Termites	<input type="checkbox"/> RG - Restricted Gutters	<input checked="" type="checkbox"/> 5 VC - Vegetation Contact	<input type="checkbox"/> SP - Sill Plate

Elements may be combined, (ie. CA/RE would indicate remaining Carpenter Ant evidence, SW/RE would indicate evidence of past standing water)