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NATIONAL BUILDING INSPECTORS

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Doe

INSPECTION ADDRESS

123 Anywhere St, Olympia, WA 98501

INSPECTION DATE

10/27/2008

REPRESENTED BY:

Jane Doe
ABC Realty



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GENERAL INFORMATION

Inspection Address: 123 Anywhere St, Olympia, WA 98501
Inspection Date: 10/27/2008
Inspected by: National Building Inspectors
Dan Schwartz - License #64761

Client Information: John Doe
Buyer's Agent: ABC Realty
Jane Doe
1234 Everywhere Ave., Olympia, WA 98501

Structure Type: Wood Frame
Furnished: No
Number of Stories: One

Estimated Year Built: 1977
Unofficial Sq.Ft.: 1908

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Plummer

SCOPE OF WORK

INTRODUCTION:

Our inspection is based upon ASHI (American Society of Home Inspectors) Standards of Practice in effect at the time of the inspection. A copy of the ASHI Standards is available by logging on to the ASHI website or by typing in this link on your web browser: <http://www.ashi.com/customers/standards.htm>

We strongly recommend obtaining and personally reviewing these inspection standards thoroughly and as quickly as possible, because they define the scope of our inspection. If after you review the standards, you feel NBI has not addressed an item that falls within the stated guidelines, please contact our office **BEFORE YOUR PURCHASE CONTRACT CONTINGENCY PERIOD ENDS** so we may clarify questions or rectify any possible oversight.

Various items in our report may be addressed in terms of meeting current building standards; however, it is important to reiterate that **THIS IS NOT A CODE-COMPLIANCE INSPECTION**. Our inspection is primarily designed to report on the serviceability of systems and components related to the property. If code-compliance is a concern, prior to the close of escrow, we recommend having the local jurisdiction perform a code-compliance inspection.

NBI's guarantees its reports. If the scope of our inspection does not meet with your expectations, please contact our office as soon as possible prior to the end of your purchase contract contingency period. We extend a full refund of paid fees after we have received a signed cancellation letter and all copies of our inspection reports.

It's important to understand the rating system we employ in our report, which is as follows:

1. GENERALLY SERVICEABLE:

If we rate a system or component as "Generally Serviceable," this signifies that it is capable of serving its intended purpose. Consequently, a system may show some wear or deterioration yet is still able to serve its purpose adequately.

2. FURTHER INSPECTION:

If we rate a system as "Further Inspection", this signifies that a full conclusion cannot be made without a further evaluation or a further inspection into adjacent inaccessible areas. This further inspection should be performed **PRIOR TO THE CLOSE OF ESCROW**.

3. REPAIR NEEDED:

If we rate a system or component as "Repair Needed", this signifies that it has either been installed incorrectly; is not serving its intended purpose or is in need of repair or replacement. We recommend these repairs be made **PRIOR TO THE CLOSE OF ESCROW**.

BUYER RESPONSIBILITY:

The Buyer's responsibility is as crucial as the inspection company's. The Buyer is obligated to perform a meticulous visual inspection of the property. We strongly recommend completing this review as soon after the contract is signed as possible. This will allow sufficient time for questioning seller disclosures or professional inspection reports if they differ from the Buyer's own personal findings. It is imperative to perform a final walk-through without delay once the Seller's belongings are removed to ensure nothing has been inadvertently concealed by personal belongings or damaged during the move out.

Site

NOTE: Site drainage comments are made only by visual inspection of the soil grade as it exists at the time of inspection. Our objective is to determine whether the soil properly slopes away from the foundation. Clay soil expands when moistened and contracts when dried, and the expansion and contraction can bring about cracking on interior and exterior wall coverings as well as on the foundation. No statement is made with regard to future occurrence of water-infiltration under the structure.

Driveway

Driveway Material

Informational Comments

The driveway is constructed of concrete.

Driveway Findings

Informational Comments

There are several minor cracks. This condition does not seem to impact serviceability.

Site Drainage

Site Drainage Findings

Informational Comments

Overall, soil adjacent to the foundation seems to slope away from the building. Routine property owner maintenance should include maintaining soil grade to slope away from the structure at the rate of one-half inch per foot for a distance of five feet.

Walkway

Walkway

Informational Comments

The walkway at the front, right, and rear is constructed of concrete and brick.

There are several minor cracks; this condition does not seem to impact serviceability.

Exterior

Exterior walls over eight (8) feet high and roof eaves above eleven (11) feet in height are considered inaccessible and have not been inspected. Inspection of inaccessible areas can be reinspected at a future date and at an additional charge.

Wood Siding

Wood Siding

Informational Comments

The siding has undergone minor deterioration and weathering throughout. This condition does not seem to impact serviceability. We advise the property owner to keep the siding sealed and painted as part of regular maintenance to avoid future damage.

Evidence indicates that past repairs have been performed to the siding at the front adjacent to the electrical meter. We recommend verifying the problem, its cause, and the extent of repairs performed with the owner. No statement is given with regard to concealed areas (if any). If the property owner cannot supply substantiation, we recommend contacting a qualified contractor prior to the close of escrow for further investigation.



Porch

Location & Type

Informational Comments

The following comments pertain to the concrete porch at the front of the building.

Porch Findings

Informational Comments

The porch is in serviceable condition and shows no unusual signs of deterioration or deficiency.

Patio

Location & Type

Informational Comments

The following comments pertain to the concrete and brick patio at the rear of the building.

Patio Findings

Informational Comments

There are several minor cracks in the patio surface. This condition does not seem to impact serviceability.

Roof

This report makes comment on the visible condition of the roof surface only. It does not include examination of concealed items under the roof covering or the area under heavy debris. These items can be inspected by special arrangements and at an additional cost. Unless otherwise stated, this report does not provide an opinion on or warranty against past, present, or future leakage.

Composition Shingle Roof Covering

Inspected From

Informational Comments

The roof was inspected by walking the roof top.

Composition Shingle Roof Findings

Informational Comments

A composition shingle roof covering has been installed throughout. It appears to be 8 to 10 years old based upon its wear characteristics. This approximation may be different than its actual age.

The roof covering has undergone deterioration consistent with its age.

Eaves - Flashing - Rain Gutters

Flashing

Maintenance Recommended

Shingles are serving as flashing at the patio roof connection. There are several missing shingles in this area. We recommend installing shingles in these locations to prevent leakage.



Rain Gutters

Maintenance Recommended

Minor amounts of debris have accumulated, which does not seem to impact gutter serviceability. We recommend having protective screens installed or cleaning annually to prevent premature deterioration. This debris prevented a complete inspection of the gutter beneath. No statement is made with regard to inaccessible areas.

Downspouts

Informational Comments

The downspouts are in serviceable condition and show no unusual signs of deterioration or deficiency. Routine maintenance should consist of annual cleaning, spot painting and sealing all joints.

Some downspouts are tied into drainage lines. It is beyond the scope of this inspection to determine the condition of these drain lines, their capacity, or the location(s) where they discharge. Prior to the close of escrow, we recommend verifying their serviceability with the homeowner.

Chimney

Location & Type

Informational Comments

The family room fireplace is served by a brick chimney.

One element in masonry chimney inspections is to apply sufficient lateral pressure to determine whether a break exists at the time of the inspection. Since excessive lateral pressure can create a break in the chimney, no statement is given with regard to future occurrences and/or to the condition of the chimney after subsequent inspections are performed.

Chimney Findings

Informational Comments

As an added safety feature, the fireplace flue is equipped with a spark arrester to prevent the escape of burning ash. Because of the spark arrester, we were unable to inspect the flue liner.

There are minor cracks in the brick, which does not appear to have affected its serviceability.

Kitchen

Areas underneath and behind appliances like washers, dryers, refrigerators, and stoves are considered inaccessible and are not inspected.

Kitchen Appliances

Dishwasher

Informational Comments

The dishwasher was tested and in serviceable condition at the time of the inspection. (It was operated but not run through a complete cycle.)

There is an air gap device serving the dishwasher to facilitate safe drainage. We recommend having it checked regularly to ensure proper operation.

Garbage Disposal

Informational Comments

The garbage disposal was tested and in serviceable condition at the time of the inspection.

Range & Oven

Informational Comments

The electric stove was tested and in serviceable condition at the time of the inspection.

The burners and oven were checked for operation only. It is beyond the scope of this visual inspection to verify whether thermostats are properly calibrated or clocks and self-cleaning features function properly.

Bath

Bath 1 Findings

Location and Type

Informational Comments

Bath Location: Hall Bath Type: Full Bath

Sink - Cabinets - Other

Informational Comments

The fixtures were tested and appear to be in generally serviceable condition.

Bath 2 Findings

Location and Type

Informational Comments

Bath Location: Laundry Bath Type: Full Bath

Bathtub - Shower Enclosures

Repairs Needed

The shower is leaking at the drainline connection. Please see "Plumbing" for further information.

Interior

Explanations concerning mold and mildew are not included as part of this inspection (unless otherwise noted). Moisture conditions such as condensation, moisture in subarea soil, and water leaks can create conditions conducive to mold growth. These conditions are not necessarily apparent at the time of our inspection. Some forms of mold pose a health hazard, therefore, WE RECOMMEND HAVING TESTS CONDUCTED TO IDENTIFY AND ELIMINATE HARMFUL MOLDS PRIOR TO THE CLOSE OF ESCROW.

NOTE: Our inspection does not include an examination of areas obscured by furniture, appliances, carpets, paneling, heavy wallpaper, or other personal belongings. The interior is inspected solely for evidence of structural failure. No statement is made with regard to the condition of cosmetic items such as paint, wall coverings, carpeting, drapes, etc.

Laundry room Sinks and Cabinets

Sink - Cabinets - Other

Informational Comments

The laundry room fixtures were tested and appear to be in generally serviceable condition.

Interior Details

Rooms

Informational Comments

There are several hairline cracks on the sheetrock or plaster surfaces which do not appear to be from structural failure, but from normal building movement or material shrinkage. We recommend repairing minor cracks during routine redecorating.

Evidence of past repairs was noted to the ceiling of the kitchen above the refrigerator alcove. We recommend verifying the problem, its cause, and the extent of repairs performed with the owner. No statement is given with regard to concealed areas (if any). If the property owner cannot supply substantiation, we recommend contacting a qualified contractor prior to the close of escrow for further investigation.

Windows

Informational Comments

NOTE: Our inspection of windows does not include substantiation of waterproof flashing behind the wall covering or its condition if it does exist. Some (but not all) windows were operated.

A representative number of windows were inspected and are considered in serviceable condition and operating properly.

The windows throughout the structure are equipped with dual-glazed panes, which is an energy-saving feature. The seal can fail and allow moisture to penetrate between the layers of glass, causing the windows to fog. Correction of this condition requires complete windowpane replacement.

NOTE: This design is affected by weather conditions and problems may not be detectable during our inspection. We recommend having the homeowner confirm in writing that none of the windows have fogged in the past.

Skylights

Informational Comments

The skylight(s) was/were inspected and appear to be in serviceable condition.

Smoke Alarms

Informational Comments

It is a prerequisite in the State that newly sold residences must have approved smoke alarms, and each jurisdiction has its own specific requirements regarding bedroom smoke detectors. We recommend contacting the local fire department to determine their specific requirements.

The property is equipped with smoke detectors in the hallway adjacent the bedroom area and in the bedrooms.

Smoke detector(s) tested serviceable. Alarms should be checked on a monthly basis for proper operation.

Maintenance Recommended

The smoke detector in the bedrooms are improperly placed. All smoke detectors are to be placed on the ceiling 12-18 inches away from the wall, directly above the doorway. Recommend this be properly corrected.

Fireplace

Fireplace Findings

Informational Comments

The fireplace in the family room is equipped with a woodburning-stove insert. Due to the large number of potential manufacturers, it is all but impossible to determine whether this model was installed according to exact manufacturer's specifications.

We recommend verifying the specifications with the homeowner, manufacturer, or a qualified service technician. Because of this insert, we were unable to verify the condition of the actual fireplace lining.

The fireplace is in generally serviceable condition and shows no unusual signs of deterioration or deficiency.

Garage

Garage General

Garage Findings

Informational Comments

There are some minor cracking in the concrete floor; this condition does not appear to impact serviceability.

Fire Protection - Walls and Doors

Maintenance Recommended

The door connecting the garage and living area (called a fire door) should be solid-cored with an automatic closing device.

The existing door does not appear to be fire rated and has no automatic closing device. This should be properly rectified to provide maximum fire protection.

Overhead Garage Door

Informational Comments

The garage is equipped with a roll-up overhead door.

The automatic garage door opener was operated and includes safety device(s) which will cease operation if the door meets with an obstruction.

Remote hand-held transmitter(s) were not tested. We recommend verifying availability and proper operation with the owner.

Electrical

NOTE: Our inspection of the main, sub panel and circuit wiring includes a visual inspection of the circuit breaker(s)/fuse panel(s) and a representative number of outlets. The inspector does not trip circuit breakers or verify what appliances or outlets are being operated on each circuit. If a more detailed inspection is required, we recommend contacting a qualified electrical contractor.

Main and Sub Panel combination

Main Panel Location

Informational Comments

The property is being served by underground wires feeding a main disconnect breaker panel located in the garage..

Main Panel Size

Informational Comments

The property is provided with a 220 volt service.

A 200 AMP breaker is used to shut down the power to the building.

Panel Findings

Informational Comments

The primary electrical supply and disconnect panel for this property is in serviceable condition.

Circuit Wiring

Circuit Wire Findings

Informational Comments

The branch circuit wiring generally appears to be in serviceable condition.

We noted a ground fault circuit interrupter (GFI) plug in the kitchen, bath(s) and garage. GFI's are best described as ultra-sensitive circuit breakers that protect wall outlets in bathrooms and other sensitive areas wherever water and plumbing fixtures are in close proximity. It is unknown what actual outlets are protected by the existing GFCI's. These circuits should be tested monthly to ensure proper operation.

Clothes Dryer Findings

Informational Comments

There is a 220-volt outlet in the laundry room to accommodate installation of an electric dryer. A standard receptacle tester is not capable of testing 220-volt outlets. Prior to the close of escrow, we recommend verifying the serviceability of this and any other 220-volt outlets with the homeowner.

Plumbing

Plumbing Findings

Drainage Piping

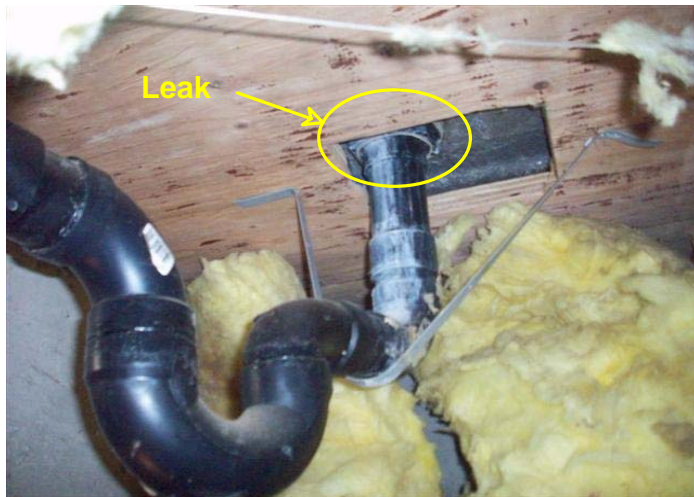
Informational Comments

The property is served by an onsite septic system. Our inspection does not include the septic tank or leach field. We suggest consulting with a qualified septic system contractor if substantiation of its serviceability is desired.

Drainage piping is ABS plastic.

Repairs Needed

A drain line line under the laundry shower is leaking. We suggest contacting a qualified plumbing contractor recommendations and any corrective work that may be required.



Water Piping

Informational Comments

Domestic water service is provided by a municipal service. The shutoff valve is located at the front.

Copper has been used for the water supply lines.

The visible portion of water piping is in serviceable condition with no signs of unusual or excessive deterioration.

Water Heater

Capacities

Informational Comments

The home is equipped with a 82 gallon electric water heater.

Water Heater - Adequately Installed Items

Informational Comments

The following items were properly installed:

A temperature/pressure relief valve to prevent system failure resulting from excessive temperatures or pressure.

Water Heater - Additional Findings

Maintenance Recommended

Piping for the temperature/pressure relief valve terminates at the garage floor instead of discharging at an exterior location, which is a necessary plumbing standard in most cities.

Some jurisdictions view the garage as outside the living area and therefore an acceptable termination point for the piping. Please verify with your local building department that the current termination point is acceptable.

The seismic bracing on the water heater is not adequate to protect it from tipping over if an earthquake occurs. Adequate bracing necessitates having ample metal straps bound around the top and bottom thirds of the heater and then bolting them into the wall framing on opposite sides of the water heater. We recommend having proper straps installed in the near future for additional safety.



HVAC

It is beyond the scope of this inspection to determine whether the heat source(s) are adequate to warm the living space(s) or operate efficiently. Prior to the close of escrow, we recommend verifying with the homeowner.

Heating System (Other)

Electric Wall

Repairs Needed

The electric wall heater in the family room did not appear to be operating at full output. Recommend it be repaired or replaced.



SubArea

NOTE: Soils generally high in clay content will expand or contract when soil moisture content changes. Together with the range of moisture extremes from summer to winter, this expansive soil condition causes structure movement and often results in cracks in wall surfaces or concrete slabs/foundations and difficulty in door operation.

Appearance of these conditions are often normal and are not necessarily issues of concern. The analysis of soils and soil conditions is beyond the scope of NBI's inspection. If you are concerned about any of these conditions or soil stability, we recommend contacting the appropriate specialist for further evaluation.

Comments regarding the foundation are based solely on visual inspection. No statement is made with regard to areas under the soil or structural integrity. These comments must come from a soils or structural engineer.

Substructure Comments

Method of Inspection

Informational Comments

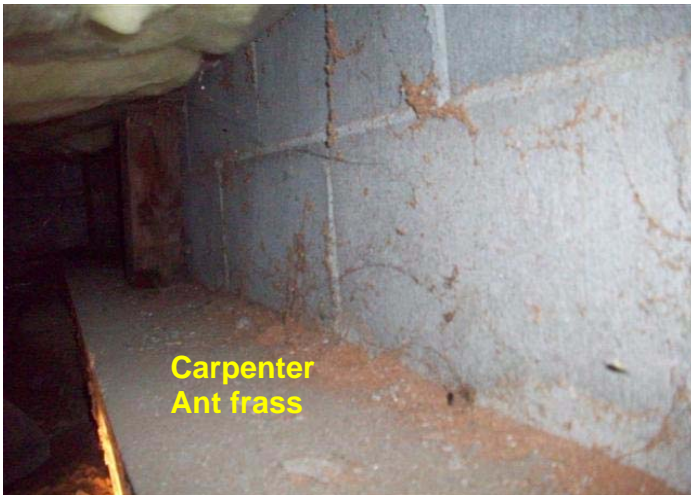
To perform our inspection, the inspector physically crawled the substructure.

NOTE: Comments regarding the condition of soil in the substructure are based solely on a visual examination at the time of inspection. No statement is made with regard to future occurrences of water-infiltration.

Structural Members

WDO Issues

We noted signs of a carpenter ant infestation along the foundation adjacent to the right of the garage. We recommend having the home treated with a registered pesticide.



Foundation Type

Informational Comments

This property is supported by a concrete block and poured concrete exterior foundation and interior piers.

Foundation - Findings

Informational Comments

Minor cracking has occurred in the foundation; this condition does not appear to impact its serviceability.

Crawlspace Findings

Informational Comments

Ventilation at the substructure area appears to be adequate.

A plastic moisture barrier has been installed throughout the subarea (by others) to reduce the amount of evaporation and condensation and stabilize moisture content in the soil.

NOTE: The moisture barrier will not prevent moisture from entering the substructure.

As an added energy-conservation feature, insulation has been added to the subflooring throughout the subarea. This area was considered inaccessible for inspection due to insulation. No representations can be made concerning this area without further inspection.

Attics

Attic Comments

Inspection Method and Findings

Informational Comments

The attic area was visually inspected only from the access hole to prevent potential damage to the ceilings below. Further investigation can be made after a proper catwalk is installed.

Insulation

Informational Comments

The attic is insulated with blown over batt fiberglass insulation.

R-value is the standard for measuring resistance to heat flow (both outgoing and incoming)-the higher the R-rating, the more effective the insulation. The attic space is insulated to an average thickness of (12) inches. This is considered the maximum amount of insulation needed in the weather conditions for this area.

Ventilation

Informational Comments

Attic ventilation is adequate to satisfy free-air requirements.

Leaks

Informational Comments

We found no evidence of leaking at the roof during our inspection of the attic.

Comments

Miscellaneous Comments

Additional Construction

Informational Comments

It appears the original building has been modified. These modifications include an addition at the left rear corner. These types of changes usually require a building permit. The Buyer should verify with the local city or county building department that a permit was issued and signed off for proper completion of this work. If no permit was issued and signed off, we recommend having this addition completely evaluated by the appropriate governmental agency for code-compliance. Buyers can take on significant risk on all non-permitted construction.

Inspection Address: 123 Anywhere St, Olympia WA. 98501
Inspection Date/Time: 10/27/2008

Much of the nailing, framing, electrical, and plumbing portions of this construction are also inaccessible for visual inspection. It is beyond this inspection to comment on any inaccessible items.

Foundation and framing members can act or respond differently to the elements than the original construction. For instance, wood framing can shrink, warp, or twist in a different way than the original framing. Foundations or slab floors can settle or move at a different rate than the original slab or foundation. These conditions may not be readily apparent now but can surface at a later date. NBI cannot predict or be responsible for what may happen with this construction in the future.

Items Not Inspected

Informational Comments

This property is equipped with the items listed below that are not included in this inspection. Prior to the close of escrow, we recommend verifying the condition and/or operation with the owner.

- Outbuildings
- Pond
- Sprinkler System
- Landscape Lights

INSPECTION AGREEMENT

123 Anywhere St, Olympia, WA 98501

Inspection Company Information:
Non-Biased Inspectors, Inc.
dba, National Building Inspectors
Corporate Headquarters
1136 Saranap Ave, #P
Walnut Creek, CA 94595
(925) 935-6115

NOTICE: THE CLIENT IS OBLIGED TO READ THE ENTIRE INSPECTION REPORT WHEN IT IS RECEIVED AND PROMPTLY CALL THE INSPECTOR WITH ANY QUESTIONS OR CONCERNS ABOUT THE REAL ESTATE INSPECTION OR ITS ASSOCIATED REPORT.

An experienced inspector examined this property using reasonable effort to form an opinion about the existing conditions of its mechanical systems and structural components.

THE USE OF THIS REPORT IN ORDER TO MAKE A BUYING DECISION SIGNIFIES THAT ALL TERMS, CONDITIONS, AND LIMITATIONS OUTLINED THROUGHOUT THE REPORT HAVE BEEN AGREED TO AND FULLY ACCEPTED.

THIS REPORT DOES NOT GUARANTEE THE CONTINUED USE OF ANY SYSTEMS OR COMPONENTS ASSOCIATED WITH THE PROPERTY. Home warranty policies are available to insure against system failure, as are other warranty policies that protect against future structural failure. Ask your agent for a list of the companies that provide these services. NOTE: The inspection contract, real estate inspection, and inspection report are in no way a home warranty, guarantee, or insurance policy.

THIS REPORT DOES NOT ESTABLISH COMPLIANCE OF INSTALLATION GUIDELINES, MANUFACTURERS' SPECIFICATIONS, BUILDING CODES, ORDINANCES, REGULATIONS, COVENANTS, OR OTHER RESTRICTIONS, INCLUDING LOCAL INTERPRETATIONS. NOR DOES IT DEAL WITH THE ADEQUACY, EFFICIENCY, DURABILITY OR REMAINING USEFUL LIFE; THE COSTS TO REPAIR, REPLACE, OR OPERATE; THE FAIR MARKET VALUE, MARKETABILITY, QUALITY, OR ADVISABILITY OF PURCHASE OF ANY SYSTEMS OR COMPONENTS.

THIS REPORT DOES NOT EXAMINE OR EVALUATE FIRE-RESISTANT QUALITIES OF ANY SYSTEM, STRUCTURE OR COMPONENT RELATED TO THE PROPERTY, NOR DOES IT WARRANT SOIL STABILITY OR MOVEMENT. PLEASE NOTE THAT GEOTECHNICAL, ENGINEERING, STRUCTURAL, ARCHITECTURAL, GEOLOGICAL, HYDROLOGICAL, LAND SURVEYING OR SOILS-RELATED EXAMINATIONS WERE NOT PERFORMED.

WHEN PERFORMING ITS INSPECTIONS, NBI DOES NOT OBTAIN OR REVIEW INFORMATION FROM ANY THIRD-PARTY WHICH INCLUDES-BUT IS NOT LIMITED TO-DOCUMENTS FROM GOVERNMENTAL AGENCIES (SUCH AS PERMITS), COMPONENT OR SYSTEM MANUFACTURERS (SUCH AS PRODUCT DEFECTS, RECALLS, OR SIMILAR NOTICES), CONTRACTORS, MANAGERS, SELLERS, OCCUPANTS, NEIGHBORS, CONSULTANTS, HOMEOWNER-TYPE ASSOCIATIONS, ATTORNEYS, AGENTS, OR BROKERS.

THIS REPORT DOES NOT ADDRESS ANY HAZARDOUS MATERIALS SUCH AS ASBESTOS, RADON, LEAD PAINT, UNDERGROUND STORAGE TANKS, ENVIRONMENTAL HAZARDS OR CONDITIONS SUCH AS ELECTROMAGNETIC FIELDS, NOISE, OR ODORS. THIS INCLUDES-BUT IS NOT LIMITED TO-TOXIC, REACTIVE, COMBUSTIBLE, CORROSIVE CONTAMINANTS, WILDFIRE, GEOLOGIC OR FLOOD CONDITIONS.

THIS REPORT DOES NOT INCLUDE EXAMINATION OR OPERATION OF ANY SEWAGE DISPOSAL SYSTEM OR COMPONENT WHICH INCLUDES-BUT IS NOT LIMITED TO-SEPTIC TANKS AND/OR ANY UNDERGROUND SYSTEMS OR ANY PORTION THEREOF, OR EJECTOR PUMPS FOR RAIN OR WASTE.

EXAMINATIONS OF CONDITIONS RELATED TO, OR CONTRIBUTING TO, MOLD OR MILDEW OR THE DAMAGE

THEY CAUSE ARE ALSO EXCLUDED FROM THIS INSPECTION. YOU ARE ADVISED TO HAVING TESTS CONDUCTED TO IDENTIFY AND ELIMINATE HARMFUL MOLDS PRIOR TO THE CLOSE OF ESCROW.

THIS INSPECTION DOES NOT ADDRESS HOUSEHOLD PESTS SUCH AS ANIMALS, RODENTS, INSECTS, WOOD-DESTROYING INSECTS, ORGANISMS, OR THE DAMAGE THEY CAUSE. IF NEEDED, THE APPROPRIATE SPECIALIST SHOULD PERFORM THESE INSPECTIONS.

AN OPERATIONAL EXAMINATION OF EVERY WINDOW, DOOR, LIGHT SWITCH, ELECTRICAL OUTLET, WATER VALVE, ETC., WAS NOT MADE.

THIS REPORT DOES NOT INCLUDE EXAMINATION OF CONCEALED ITEMS INSIDE WALLS, BEHIND PANELING OR HEAVY WALLPAPER, UNDER CARPET OR FLOOR TILE, UNDER CONCRETE, UNDER OR BEHIND FURNITURE OR APPLIANCES OR OTHER OBSTRUCTED AREAS, OR ANY SYSTEM, STRUCTURE, COMPONENT, OR CONDITION OF THE BUILDING WHICH IS INACCESSIBLE, CONCEALED FROM VIEW, OR CANNOT BE INSPECTED DUE TO CIRCUMSTANCES BEYOND THE INSPECTOR'S CONTROL, THAT THE CLIENT HAS AGREED IS NOT TO BE INSPECTED, OR WHICH IS OUTSIDE THE "ASHI" STANDARDS OF PRACTICE.

THIS REPORT DOES NOT INCLUDE EXAMINATION OR EVALUATION OF ACOUSTICAL OR OTHER NUISANCE CHARACTERISTICS OF ANY SYSTEM, STRUCTURE, OR COMPONENT OF A BUILDING, A BUILDING COMPLEX, ADJOINING PROPERTIES, OR NEIGHBORHOODS; NOR DOES IT INCLUDE OPERATION OR EVALUATION OF LOW VOLTAGE ELECTRICAL, ANTENNAE, SECURITY SYSTEMS, CABLE OR SATELLITE TELEVISION, TELEPHONE, REMOTE CONTROLS, RADIO CONTROLS, TIMERS, INTERCOMS, COMPUTERS, PHOTO ELECTRIC, MOTION SENSING, OR OTHER SUCH SIMILAR NON-PRIMARY ELECTRICAL POWER DEVICES, COMPONENTS, OR SYSTEMS.

OUR INSPECTION IS VISUAL IN NATURE AND IS NOT-NOR IS IT MEANT TO BE-TECHNICALLY EXHAUSTIVE. THE REPORT DOES NOT MANDATE WHAT SHOULD OR SHOULD NOT BE INCLUDED IN THE PROPERTY. THE INSPECTION PERFORMED IS A NON-INVASIVE PHYSICAL EXAMINATION DESIGNED TO IDENTIFY MATERIAL DEFECTS IN THE SYSTEMS, STRUCTURES, AND COMPONENTS OF THE REFERENCED PRIMARY BUILDING AND ITS ASSOCIATED PRIMARY PARKING STRUCTURE, AS THEY EXIST AT THE TIME OF THE INSPECTION. THE SCOPE OF THIS REPORT DOES NOT INCLUDE COMMON AREAS OR RELATED SYSTEMS, STRUCTURES, OR COMPONENTS, WHICH INCLUDES-BUT IS NOT LIMITED TO-THOSE OF A COMMON INTEREST DEVELOPMENT. NOR DOES IT INCLUDE THE DISMANTLING OF ANY SYSTEM, STRUCTURE, OR COMPONENT, OR PERFORMANCE OF ANY INTRUSIVE OR DESTRUCTIVE EXAMINATION, TEST, OR ANALYSIS.

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THE FINDINGS IN THIS INSPECTION ARE STRICTLY CONFIDENTIAL. THE INSPECTION WAS PERFORMED AND THE REPORT PREPARED FOR THE SOLE USE AND BENEFIT OF CLIENT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON. CLIENT AGREES TO MAINTAIN THE CONFIDENTIALITY OF THE INSPECTION REPORT AND AGREES NOT TO DISCLOSE ANY PART OF IT TO ANY OTHER PERSON. CLIENT MAY DISTRIBUTE COPIES OF THE INSPECTION REPORT TO THE SELLER AND THE REAL ESTATE AGENTS DIRECTLY INVOLVED IN THIS TRANSACTION, BUT CLIENT AND INSPECTOR DO NOT IN ANY WAY INTEND TO BENEFIT SAID SELLER OR THE REAL ESTATE AGENTS DIRECTLY OR INDIRECTLY THROUGH THIS AGREEMENT OR THE INSPECTION REPORT. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT SEVERABILITY: SHOULD ANY PROVISION BE HELD BY A COURT OF COMPETENT JURISDICTION TO BE EITHER INVALID OR UNENFORCEABLE, THE REMAINING

PROVISIONS OF THE CONTRACT SHALL REMAIN IN FULL FORCE AND EFFECT, UNIMPAIRED BY THE COURTS' HOLDING.

THIS REPORT IS NOT A SUBSTITUTE FOR SELLER'S DISCLOSURE, WHICH IS REQUIRED STATE LAW. NBI DOES NOT ACCEPT RESPONSIBILITY FOR UNKNOWN ITEMS THAT COULD BE IDENTIFIED BY OTHERS. NBI has only limited familiarity with this property. A Seller may well have had ongoing experience with particular systems and components that have/had conditions not apparent to our inspector at the time of inspection. It is Client's duty and obligation to exercise reasonable care to protect him or herself regarding the condition of the subject property, including those facts, which are known to or within the diligent attention and observation of the Client.

Limited by human frailty, site conditions, and the constraints of a visual inspection, NO HOME INSPECTOR CAN POSSIBLY FIND EVERY EXISTING DEFECT. While employing a competent professional who acts in accordance with ASHI Standards can substantially reduce the risk, the possibility of risk cannot be entirely eliminated. The Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than the Inspector who is qualified as an expert or specialist. If Inspector recommends consulting other specialized experts, the Client agrees to do so at his/her own expense.

IF ONE IS DESIRED. A MORE THOROUGH AND/OR DETAILED INSPECTION CAN BE PERFORMED ON ANY COMPONENT, SYSTEM, OR ITEM FOR AN ADDITIONAL CHARGE OF \$100 PER HOUR. Feel free to call our office to schedule this further inspection.

DISPUTE RESOLUTION

In many cases, disputes arise because Buyers, Sellers, and Agents fail to thoroughly read and recognize the inspection report in association with its limitations.

NBI is not responsible for anything except what is specifically identified in the written inspection report. Please read the report thoroughly. If you are concerned about any items we have specified as being beyond the scope of our inspection, we strongly recommend you conduct further evaluation by contacting the appropriate specialist(s). If you are concerned about something and it has not been brought up in our report, prior to making any repair, alteration, or replacement, please notify us in writing at once and allow the inspector and/or our designated representative reinspect and document the condition(s) of the material defect or deficiency.

In EVERY instance, get all questions answered. It is also ESSENTIAL to determine the extent of repair needed PRIOR TO the close of escrow, since it is common to uncover additional damage during the course of the corrective work. Buyers may accept a considerable financial risk if: (1) Corrective work has not been completed PRIOR to the close of escrow (2) Building permits have not been issued AND signed off by local code enforcement showing that work was properly completed (3) They have not received WRITTEN guarantees on all corrective work they had performed. NBI is not responsible if its estimated cost to repair items is not in agreement with the actual costs to complete the work. Our estimates are just that, and are simply to be used as a benchmark. NBI is not responsible for repair work performed by others and/or damage noted in previous inspection reports that either the Seller or Buyer had prior knowledge of.

Any dispute concerning interpretations arising from this inspection and report-except that of inspection fee payment-shall be resolved between the parties by BINDING ARBITRATION conducted in accordance with the rules of Construction Arbitration Services, Inc. The parties hereto shall be entitled to all discovery rights and legal motions as set forth in the State Code of Civil Procedure. The Arbitrator shall apply the substantive and procedural laws of the State regarding all issues submitted in any arbitration proceeding. The verdict of the Arbitrator shall be final, and any court having jurisdiction over it may enter a judgment.

NOTE: No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the inspector, NBI, its officers, agents or employees more than one year after the date of the subject inspection. In this instance, time is particularly of the essence because THIS TIME PERIOD IS SHORTER THAN OTHERWISE

PROVIDED BY LAW.

The written report shall be considered the final and exclusive findings by the inspector for the inspection of the property. Client shall not rely on any oral statements made by the inspector prior to issuance of the written report.

The signed agreement provided shall be binding upon and inure to the benefit of the parties hereto, including their heirs, successors, and assigns. The agreement represents the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

CONFLICTING REPORTS OR FINDINGS

What should you do when you have reports or findings that are in conflict with one another? Although we strive to be perfect, we are only human. It is possible an oversight, omission, or a difference of opinion may occur.

Listed below are procedures to follow in that occurrence:

CALL US!! In EVERY case, please call us to discuss your findings. We have a full time Customer Service Department that can frequently answer your questions and further explain the scope of our report. If we cannot, we shall be happy to return to the property for further evaluation.

If you are concerned about an item NOT mentioned in our report, please CALL US! A home inspection report is purely supplemental to the Seller's Transfer Disclosure Statement and should NOT be considered its replacement. As inspectors, we have spent only limited time at this property, while in many cases, the Seller has had ongoing experience with particular systems or components. DO NOT assume anything! And most importantly, do NOT wait until AFTER escrow closes to get an answer to your question or concern. Negotiations to correct the problems are far easier PRIOR TO the close of escrow.

All inspections are subjective; they can differ from company to company. It is not unusual for companies that perform corrective work to have findings and corrective recommendations that differ dramatically from an inspection-only company such as NBI. NBI is NOT responsible for differences of opinions, differences in corrective recommendations, or any corrective items discovered prior to the close of escrow.

If such an outcome takes place after escrow closes, we strongly recommend you DO NOT have any corrective work performed until after you have contacted us (unless it effects health or safety) because it can weaken your position. Proving responsibility can be very difficult (if not impossible) when all evidence is destroyed. NOTE: NATIONAL BUILDING INSPECTORS reserves the right to perform any corrective work it is deemed responsible for.

If this inspection report is used as part of the decision-making process in the purchase of the subject property, its use signifies that ALL the limitations and restrictions mentioned within are fully accepted. If as a result of this inspection report any dispute, claim in law, or equity occurs, ensuing attorney fees will be the responsibility of each individual party.

Inspection Address: 123 Anywhere St, Olympia WA. 98501
Inspection Date/Time: 10/27/2008

Date

Client's Signature

Date

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