Jeff and Jennifer Killingsworth

10421 324th Pl SE

Issaquah WA 98027

Per the seller on 8/17/16 - The seller offers the following information on the pre-inspection. See summary for corresponding numbers.

6.10 Item 4: Corrected

7.13 Item 5: Corrected

7.14 Item 6: Corrected

11.6 Item 8: Corrected

11.13 Item 9: Corrected

13.12 Item 11: Home is not on a well. It is part of the Upper Preston Water Association

14.9 Item 14: Smoke detectors are installed in each room and C/O detectors in hallways on each floor.

9.13 Item 6: Incorrect. The water heater was installed on 3/15/2012

10.1 Item 7, 11.11 Item 8, 11.16 Item 9, 11.22 Item 10: Caulking - Corrected

19.4 Item 13: Remove vapor barrier from piers - Corrected

19.5 Item 14: Remove scrap wood - Corrected

Additional Info: The addition was permitted and final approval on 1/23/13

If requested in the purchase and sale agreement, the seller will correct the following.

9.6 Item 7: Expansion tank strapping

14.7 Item 12: Window crank

14.8 Item 13: Whole house fan control

3.4 Item 2: Close openings

3.5 Item 3: Clean gutters

Home inspection summary and details in proceeding pages.

Windermere
REAL ESTATE

NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____
between _____ ("Buyer")
and **Jeffery and Jennifer Killingsworth** ("Seller")
concerning **10421 324th Pl SE, Issaquah WA 98027** ("the Property").

Seller has given or is giving Buyer a copy of an Inspection Report dated **08/17/2016** concerning the Property. The Inspection Report is intended to be a part of any Seller Disclosure Statement (NWMLS Form 17) that is provided in this transaction, whether or not the two documents are attached to each other. The Inspection Report was procured by Seller and is provided for informational and disclosure purposes only. It is not intended to constitute a warranty, either express or implied, about the condition of the Property. Buyer is advised to procure their own inspection from a professional inspector chosen by Buyer or hire the inspector that prepared the Inspection Report. Buyer has the opportunity to inspect the Property to Buyer's satisfaction.

_____ _____

Seller DATE Seller DATE

Buyer's Acknowledgment of Receipt

The undersigned Buyer acknowledges receipt of the foregoing Notice and the above-referenced Inspection Report.

_____ _____

Buyer DATE Buyer DATE

August 17, 2016

Mr. & Mrs. Jeff & Jennifer Killingsworth
10421 324th Pl. SE
Issaquah, WA.

Re: 10421 324th Pl. SE
Issaquah, WA.

Dear Jeff & Jennifer;

At your request, a visual inspection of the above referenced property was conducted on August 16, 2016. We have inspected the major structural components, plumbing, heating and electrical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

Clark Inspections inspectors, inspect all homes and buildings according to the stringent professional standards and code of ethics set forth by the American Society of Home Inspectors (ASHI). The ASHI standards are designed to identify and disclose to the client certain conditions of the major systems as these conditions exist at the time of the inspection. These standards are designed for a visual inspection of the readily accessible areas of the included system. A copy of these standards will be provided upon request or can be obtained by calling the ASHI automatic "Information-On-Demand" phone number at 1-800-743-2744

Home or building inspections performed under these standards should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. Inspections performed under these standards are essentially visual; are based on the experience and opinion of the inspector; and are not intended to be technically exhaustive. Inspections performed under these standards are not meant to be warranties nor guarantees of adequacy of performance of the structures, systems, or their component parts.

This inspection does not include an inspection for construction or other materials which might be hazardous to your health. It is possible that such materials may be present and not noted in this report.

This inspection does not include the testing or inspection of security systems, intercoms, communication systems, video, or sprinkler systems. These items are highly specialized and individualistic. Clark Inspections recommends that you have the seller and/or real estate agent/broker demonstrate the operation and serviceability of these systems to you prior to the closing of the sale.

Mechanical equipment is inspected for operability only and may contain undisclosed defects which may significantly impair it's usefulness.

Defects are examined and a determination is made on how a particular defect will affect interrelated building parts and whether immediate repairs are required.

Since all buildings have defects, it is important to know and understand what they are and how they affect the house and property. Some of the defects mentioned in this report may be quite typical, and found in other homes of comparable age and price. Some however, may not. We make our best attempt to distinguish this for you in both verbal and written reports.

REPORT SUMMARY

The comments in this report are categorized. General information is given on the type of materials and construction methods. Specific information is given pertaining to the condition of a component and applicable repair and maintenance work that may be required.

Statements, representations, or conclusions offered by the inspector are the considered opinion of the inspector, but these statements, representations, or conclusions do not constitute an expressed or implied warranty of any kind. Neither the inspector nor Clark Inspections Inc. shall be liable for any direct, special, incidental, or consequential damages under an circumstances whatsoever, whether arising in tort, negligence, or contract, nor for any loss, claim, expense, or damage caused by or arising out of his or its inspection of a structure, nor will the inspector or Clark Inspections Inc. indemnify or hold others harmless for any loss, claim, expense, or damage arising out of his or its inspection of a structure.

ACTION ITEMS, SIGNIFICANT DEFECTS AND/OR HEALTH AND SAFETY ISSUES

Non-operational (Action) items, safety or health issues, areas with limited viewing for proper inspection and components that do not serve their intended function (Significant Defects) are listed here. These items will likely require further evaluation and repair by licensed tradespeople.
Please Read entire report

GENERAL INFORMATION

GENERAL COMMENTS
1.14 RECOMMENDATIONS
1. The house has undergone a major remodel. We recommend you query the seller to determine if all necessary permits were obtained, inspections performed and final signatures obtained on the permits.

BUILDING EXTERIOR

3.10 STAIRS
2. The landing for the steps is too small. This creates a potential trip hazard. Stair landings should be 36" square. Consideration should be given to modifying the landing area.

ROOF

4.4 SKYLIGHTS
3. There is condensation or mineral deposits between the panes of glass in the skylights. This indicates failed seals. The glass assemblies should be replaced, which is the only method for correcting this deficiency.

GARAGE

DETACHED GARAGE

6.10 RECEPTACLES

4. There are unprotected receptacles in the garage. The installation of GFCI protection for all of the garage receptacles is recommended.

ELECTRICAL SYSTEM

7.13 RECEPTACLES

5. There are several loose receptacles throughout the home. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.

7.14 GFCI RECEPTACLES

6. The GFCI receptacle in the master bathroom does not trip when a ground fault is introduced. This is caused by an improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.

There are unprotected receptacles in the upper bathroom. The installation of GFCI protection for all of the bathroom receptacles is recommended.

WATER HEATER

9.6 EXPANSION TANK

7. The expansion tank is not adequately secured to the wall. This could result in damage to the water pipe and leakage during an earth quake. A seismic restraint should be installed to secure the expansion tank.

BATHROOMS

MASTER BEDROOM BATHROOM

11.6 TOILET

8. The toilet is loose where it mounts to the floor. A loose toilet will eventually start to leak and will damage the flooring material, underlayment and subfloor. The most reliable fix for this condition is to remove the toilet and install a new wax seal. The toilet should then be securely mounted to the floor.

11.13 GFCI RECEPTACLES

9. The GFCI receptacle in this bathroom does not trip when a ground fault is introduced. This is caused by a improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.

PLUMBING SYSTEM

13.12 WELL

11. This inspection does not include a water quality test or an examination of the well casing. Contaminants may exist in the water supply which could pose significant health risks. We recommend that all community water systems be serviced regularly and that the water from the well be checked for contaminants. These service and water quality check intervals should come once a year or as required by the county. Contact the local Department of Environmental Health for additional information.

INTERIOR

14.7 WINDOWS

12. The crank handles operating the opening assist mechanisms for the windows in the master bedroom are not working. The crank handles should be replaced and the function of the window openers tested.

14.8 FRESH AIR SYSTEM

13. The whole house fan is located in the upper bathroom. It is intended to remove stale air from the home. It is activated via a switch on the timer. The fan was operated however the timer was not functioning as intended. Replacement is recommended.

14.9 SMOKE DETECTORS

14. There is a smoke detector in the hallway outside of the bedrooms on the upper and lower floors. Additional smoke detectors should be installed inside the bedrooms near the door.

Smoke detectors are examined for location only. They are not tested. Smoke detector batteries should be replaced when you move in and every year thereafter. Once batteries have been replaced, the smoke detectors should be tested for proper operation.

FOR MAXIMUM PROTECTION: Use both Ionization and Photoelectric smoke alarms in every bedroom/hallway on every level of your home.

The installation of at least one carbon monoxide monitor for each floor is recommended. The best place to install the monitor is in an open area near the gas appliance.

MAINTENANCE ITEMS AND/OR COMPONENTS NEARING THE END OF THEIR SERVICE LIFE

Any item that in the opinion of the inspector is nearing the end of its normal service life and/or conditions that need repair, maintenance and/or upgrades, but have not affected basic functions are listed herein.

BUILDING EXTERIOR

3.3 PEST CONTROL

1. Untreated wood in direct contact with concrete was observed along the entry stoop. Untreated wood should be raised 1-2" above the concrete. Treating the wood with a preservative sometimes will prevent wood destroy organism damage.

3.4 SOFFITS AND OVERHANGS

2. There are openings at the intersection between the overhang and the roof through which birds and rodents can enter into the structure. These openings should be covered with wood, wire mesh or filled with aerosol foam.

3.5 GUTTERS AND DOWNSPOUTS

3. There is a build-up of pine needles inside the gutters. Proper maintenance of gutters and downspouts is essential and should be performed routinely in order to prevent clogging. Maintenance consists primarily of keeping leaves and other organic debris out of the system. Failure to clean the gutters will result in water splash on the building when they overflow. Gutters can be damaged under the weight of the water and organic matter inside the gutter. Gutters should be cleaned as necessary to maintain a free flow of water into the downspouts.

ROOF

4.6 MAINTENANCE AND REPAIRS

4. The roof is in need of routine maintenance. The surface should be blown off or washed with a high volume low pressure garden hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.

GARAGE

DETACHED GARAGE

6.12 GARAGE GUTTERS AND DOWNSPOUTS

5. There are no gutters installed on the garage. Gutters should be installed to prevent water splash on the building.

WATER HEATER

9.13 GENERAL COMMENTS

6. The water heater is nearing the end of its service life. The need for water heater replacement should be anticipated.

KITCHEN

10.1 COUNTERTOPS

7. The backsplash is not caulked. This allows water and food to enter the gap between the back splash and counter and is difficult to clean. Caulking should be installed at this location.

BATHROOMS

MASTER BEDROOM BATHROOM

11.11 COUNTERTOP

8. The backsplash caulking is deteriorated. Cracking of the caulk allows water to enter the gap and is difficult to clean. Caulking should be installed at this location.

UPPER BATHROOM

11.16 FLOORING MATERIAL

9. The grout will crack at the intersection between the tub/shower and floor. This can lead to water damage to the flooring and substrate. Caulking this area with a flexible grout is recommended.

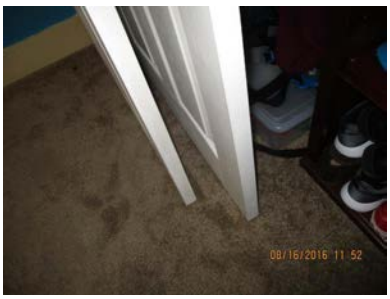
11.22 COUNTERTOP

10. The backsplash is not caulked. This allows water to enter the gap between the back splash and counter and it is difficult to clean. Caulking should be installed at this location.

INTERIOR

14.6 CLOSET DOORS

11. The floor guides are missing from the bypass closet doors in the bedroom. Missing floor guides could result in damage to the doors. The installation of floor guides is recommended.



INSULATION

17.3 FLOOR INSULATION

12. The floors are insulated with 6" R-19 fiberglass batts. Some of the insulation batts under the master bedroom closet are missing. The missing batts should be replaced.

CRAWLSPACE

19.4 VAPOR RETARDER

13. The support post concrete piers are covered with the plastic vapor retarder. This allows the transmission of water vapor from the soil up and into the floor framing. The plastic vapor retarder should be removed from the pier so that it covers the entire surface of the soil only.

19.5 PEST CONTROL

14. Scrap-wood and other cellulose debris was observed on the crawl floor. This wood debris creates conducive conditions for wood boring insects. The removal of all cellulose debris is recommended.

15. Soil is in contact with the bottom of at least one wood post in the crawl space. Good building practice requires that foundation walls or pier footings supporting wood frame construction, extend at least 8" above the finish grade with at least a 6" clearance between the top of the soil and the bottom of the wood finish materials. Soil in direct contact with wood creates a hospitable environment for wood destroying organisms. Establishing these minimum clearances is recommended.

Several of these items will likely require further evaluation and repair by licensed tradespeople. Other minor items are also noted in the report and could be mentioned but none of them affect the habitability of the house.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Terry Clark
206-244-5339
Clark Inspections Inc.

Confidential Inspection Report

10421 324th Pl. SE
Issaquah, WA

August 16, 2016

Prepared for: Jeff & Jennifer Killingsworth

Inspection Table of Contents

8/17/2016

Mr. & Mrs. Jeff & Jennifer Killingsworth
10421 324th Pl. SE
Issaquah,WA

Dear Jeff & Jennifer,

Thank you for inviting to inspect for you. We appreciate having the opportunity to perform this home inspection and are happy to help with all of your inspection needs. Enclosed is our report for the property located at;

10421 324th Pl. SE

We have inspected the major structural components, plumbing, heating, and electrical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

This inspection report is designed to be easy to understand. Please take time to review it carefully. If you have any questions regarding this inspection, or receive information from another building inspection professional, contractor, or tradesperson, that is in conflict with this report, or any major defect in your home or building that was not described in your verbal or written reports, please call our office immediately. We are happy to answer any questions you may have.

Thank you for the opportunity to be of service.

Sincerely,

Terry Clark

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

1.1 DATE OF INSPECTION:
8/16/2016.

1.2 INSPECTOR'S NAME:
Terry Clark.

1.3 CLIENT NAME:
Mr. & Mrs. Jeff & Jennifer Killingsworth.

1.4 MAILING ADDRESS:
10421 324th Pl. SE
Issaquah, WA.

1.5 CLIENT E-MAIL ADDRESS
kstepfamily@comcast.net.

1.6 ADDRESS OF PROPERTY INSPECTED
10421 324th Pl. SE
Issaquah, WA.

East elevation

Southwest elevation

CLIMATIC CONDITIONS:

1.7 WEATHER:
Clear.

1.8 APPROXIMATE OUTSIDE TEMPERATURE:
70 degrees.
BUILDING CHARACTERISTICS:

1.9 MAIN ENTRY FACES:
East.

1.10 ESTIMATED AGE OF BUILDING:
The building is approximately 14 years old.

1.11 BUILDING TYPE:
Two story single family residence.

1.12 SPACE BELOW GRADE:
Crawlspace.
SCOPE, PURPOSE AND LIMITATIONS

1.13 RESIDENTIAL
The purpose of this inspection was to discover and evaluate major defects, deficiencies and deferred maintenance found in the main components of the house and in the building site immediately around the building inspected. A major defect or deficiency is a system or component that in the judgment of the inspector, would cost in excess of $500.00 to repair or replace, is not performing it's intended function, or adversely affects the habitability of the dwelling or building. Defects are examined and a determination is made on how a particular defect will affect interrelated building parts and whether immediate repairs are required.

The major components in this report are categorized. General information is given on the type of materials and construction methods. Specific information is given pertaining to the condition of a component and applicable repair and maintenance work that may be required.

Since all buildings have defects, it is important to know and understand what they are and how they affect the house and property. Some of the defects mentioned in this report may be quite typical, and found in other homes of comparable age and price. Some, however, may not. We make our best attempt to distinguish this for you in both the verbal and written reports.

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This inspection does not include an inspection for construction or other materials which might be hazardous to your health. It is possible that such materials may be present and not noted in this report.

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Mechanical equipment is inspected for operability only and may contain undisclosed defects which may significantly impair it's usefulness.

Statements, representations, or conclusions offered by the inspector and/or by Clark Inspections are based solely upon a visual examination of the exposed areas of the structure inspected. Areas of the structure which are not exposed to the naked eye cannot be inspected, and no conclusions, representations, or statements offered by the inspector are intended to relate to areas not exposed to view. Hidden defects could have a significant impact on the visually based conclusions, statements, and representations made by the inspector.

Statements, representations, or conclusions offered by the inspector are the considered opinion of the inspector, but these statements, representations, or conclusions do not constitute an expressed or implied warranty of any kind. Neither the inspector nor Clark Inspections shall be liable for any direct, special, incidental, or consequential damages under any circumstances whatsoever, whether arising in tort, negligence, or contract, nor for any loss, claim, expense, or damage caused by or arising out of his or its inspection of a structure, nor will the inspector or Clark Inspections indemnify or hold others harmless for any loss, claim, expense, or damage arising out of his or its inspection of a structure.

If you receive information from another building inspection professional, contractor or trades person that is in conflict with ours, or if you discover a major defect in your home or building that was not described in your verbal or written reports, please call us immediately.

NOTE: WAC 16-228-2045 requires that a diagram identifying the location of wood destroying organisms be prepared for wood destroying organism inspection reports. A copy of this diagram will be made available to you upon request.

GENERAL COMMENTS

1.14 RECOMMENDATIONS

Certain building designs and/or building site topography may not qualify for earthquake insurance. Each company has its own underwriting policies. You should check with your insurance agent to determine whether or not your insurance company will write an earthquake policy on this property.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend you review all applicable public records that pertain to this property.

We make no representations as to the extent of presence of code violations, nor do we warrant the legal use of this building. This information can be obtained from the local building and/or zoning department.

The house has undergone a major remodel. We recommend you query the seller to determine if all necessary permits were obtained, inspections performed and final signatures obtained on the permits.

1.15 BUILDING CODES

A code is a system of rules and procedures, the purpose of which is to provide minimum standards to safeguard life, health, and property by regulating certain aspects of building design, construction, use and maintenance. Local codes are usually based on model codes. A community may amend or adopt only parts of a model code. These local codes may not always be the latest version of the model code. Code enforcement is nearly always a local government responsibility and is handled in several ways depending on the type of code and community involved. All model codes and most local codes, grant the code compliance inspector or building official the right to interpret the code to suit special situations. This makes the building official the final authority, not the code book.

Answering the question "Does this meet code?" depends on the building's age, when remodels and upgrades were performed and which codes if any are enforced. This information may not be readily available to the home inspector. Private

housing inspectors usually can determine if an item complies with applicable national model codes, if they know when the work was done and what code was applicable at that time. Local municipalities adopt and enforce national model codes at their discretion. Private building inspectors are typically not permitted to perform code compliance inspections. Code compliance inspections are typically performed by the local code enforcement official. Private building inspectors check to determine whether or not an item performs its intended function or is in need of repair.

Code enforcement usually is a local question and subject to the interpretation by the building code enforcement official. Most communities do not require an existing building to meet "code" prior to sale.

Specific code questions can be referred to the local building official. however, you must realize that if city inspectors check a building, they have the authority to require corrections of any violation. Private building inspectors act solely in an advisory capacity. Their objective reports are a tremendous benefit to anyone purchasing or selling real estate.

BUILDING SITE

The evaluation of the building site and grounds includes grading, roof water and surface drainage systems, fencing, gates, walkways, curbs, driveways, patios, and retaining walls connected to or directly adjacent the structure. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components or portions of components may not be visible because of soil, vegetation, storage of personal effects and/or the nature of construction. In such cases these items are considered inaccessible and are not inspected. Lawn irrigation systems, fountains, and low voltage decorative garden lights are not included in this inspection.
The following components were inspected:

2.1 ROOF WATER DRAIN SYSTEM
A below grade roof water drain system is used to divert rain water discharged from the downspouts away from the foundation wall. Below grade drain system designs vary and it is virtually impossible to evaluate the integrity of the system definitively, due to the fact that it is entirely underground. There is a high incidence of defects in these systems, due to the fact that historically, very few municipalities inspected or enforced design or quality standards.

Representative samples of the roof water drain system were tested by inserting a hose into the drain inlet and then letting it run for 10 minutes. There was no water back-up or overflow from the drain line inlets tested.

Defects in these drain systems are one of the most common causes of water or moisture problems in ground floor occupancies, basements and crawlspaces. Overflowing gutters and clogged downspouts and scuppers also frequently cause or exacerbate moisture or water entry problems in and around the building. If water entry or moisture problems are discovered, check the entire roof water drain system to insure that it is functioning properly.

Occasionally, (once a year) flushing out the drain lines with a garden hose will reduce the build-up of debris and sludge which could impede drainage. This type of maintenance is most effective if the end of the drain line terminates in open air or in a storm sewer. If the drain line terminates in a dry well or leach field, then the washing of debris down the line is not advisable. The debris may eventually clog the perforations in the line which allow the water to escape. This could render the drain system inoperative. It is always best to prevent debris from entering at the inlet.

2.2 GRADING
The building site is well drained. The finish grade slopes away from the house. No evidence of recent building site flooding, drainage or soil stability problems was observed.

2.3 VEGETATION
Dense shrubbery and trees planted too close to the building can damage siding and the roof overhang and interfere with drainage and air movement, thus promoting fungus growth and accelerated deterioration of exterior finishes and wood. Trees and shrubs in contact with the building also provide carpenter ants with a route into walls or attics. Trees and shrubs should be trimmed back, where required. When landscaping, trees and shrubs should be planted back away from the building so that they have room to grow.

2.4 DRIVEWAY

The driveway is paved with gravel. It is performing its intended function.

2.5 WALKWAY
The concrete walkway is properly installed and is performing its intended function.

2.6 FENCES AND GATES
The fences are properly installed and are performing their intended function. The gate is properly installed and is performing its intended function.

BUILDING EXTERIOR

The evaluation of the building exterior includes the paint, stain, siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches balconies and railings. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components or portions of components may not be visible because of soil, vegetation, storage of personal effects and/or the nature of construction. In such cases these items are considered inaccessible and are not inspected.
The following components were inspected:

3.1 PRIMARY EXTERIOR WALL CLADDING
Cedar lap siding is used as an exterior wall cladding. Cedar is a wood that is durable and moderately resistant to decay. Maintaining the finish on the exposed siding will maximize its service life. The siding shows minor wear and deterioration typically caused when the exterior finish is not maintained. The deterioration is cosmetic and does not affect the function of the siding. No action is indicated.

3.2 SECONDARY EXTERIOR WALL CLADDING
Cedar shingle siding is also used as an exterior wall cladding. Cedar is a wood that is durable and moderately resistant to decay. Maintaining the finish on the exposed siding will maximize its service life. The siding shows minor wear and deterioration typically caused when the exterior finish is not maintained. The deterioration is cosmetic and does not affect the function of the siding. No action is indicated.

3.3 PEST CONTROL
Good building practice requires that foundation walls or pier footings supporting wood frame construction, extend at least 8" above the finish grade with at least a 6" clearance between the top of the soil and the bottom of the wood finish materials. Soil in direct contact with wood creates a hospitable environment for wood destroying organisms. These minimum standards should be maintained throughout the building exterior.

Untreated wood in direct contact with concrete was observed along the entry stoop. Untreated wood should be raised 1-2" above the concrete. Treating the wood with a preservative sometimes will prevent wood destroy organism damage.

3.4 SOFFITS AND OVERHANGS
The building has adequate overhangs. Overhangs protect the exterior walls, windows, doors, siding and exterior finish from the ravages of direct rain fall. Buildings with adequately sized overhangs will generally require less frequent exterior maintenance and are less likely to suffer from moisture related problems on the exterior walls.

There are openings at the intersection between the overhang and the roof through which birds and rodents can enter into the structure. These openings should be covered with wood, wire mesh or filled with aerosol foam.

3.5 GUTTERS AND DOWNSPOUTS

Roof runoff is collected and channeled into the downspouts by aluminum gutters fastened to the rafter tails. The gutters and downspouts are properly installed and are performing their intended function. Gutters should be cleaned regularly to prevent clogging and overflow. The downspouts are properly installed and are functioning as intended.

There is a build-up of pine needles inside the gutters. Proper maintenance of gutters and downspouts is essential and should be performed routinely in order to prevent clogging. Maintenance consists primarily of keeping leaves and other organic debris out of the system. Failure to clean the gutters will result in water splash on the building when they overflow. Gutters can be damaged under the weight of the water and organic matter inside the gutter. Gutters should be cleaned as necessary to maintain a free flow of water into the downspouts.

3.6 PAINT
The exterior paint and caulking is in good condition and is functioning as intended. Paint protects the wood from cupping, checking, warping and rot.

3.7 DECK
The deck is constructed from a combination of pressure treated fir and cedar. The deck is well constructed and is performing its intended function. Untreated wood (fir or cedar) will eventually rot. Annual treatments of the deck with a good quality wood preservative/water repellant will prevent cupping, checking and rotting of the wood and will maximize its service life. Do not use paint on exposed deck surfaces as it will peel and become difficult to maintain. Paint also traps moisture in the wood and will accelerate deterioration.

The deck is installed close to the ground making it more vulnerable to deterioration. The proximity of the deck to the ground also prevented an inspection of the deck framing. The visible portions of the deck are in good condition.

3.8 DECK SURFACE COVERINGS
The upper deck is covered with a polyester reinforced vinyl sheet installed over the decking. The expected life of this material is not known.

3.9 DECK RAILINGS
The deck railings are well constructed and are performing their intended function.

3.10 STAIRS
The deck stairs are properly constructed and are performing their intended function.

The landing for the steps is too small. This creates a potential trip hazard. Stair landings should be 36" square. Consideration should be given to modifying the landing area.

3.11 PORCH
The front porch is in good condition.

3.12 EXTERIOR DOORS
The exterior doors are properly installed and are functioning as intended.

ROOF

We evaluate the condition of the roof system by inspecting the roofing material, skylights, flashings, penetrations and roof water drainage system for damage and deterioration. If we observe conditions such as damage, deterioration, defects in materials or workmanship, these items will be noted in your report. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the condition of the roof and roof service life are based on the condition of the roof system at the time of the inspection. These opinions do not constitute a warranty that the roof is, or will remain, free of leaks. All roof systems require annual maintenance and occasional repair. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roofing material. Our estimate of the life expectancy of the roof is based on the assumption that the roof will be properly repaired and maintained during that period.
The following components were inspected:

4.1 AREA
Original portion of house and Addition.

4.2 GENERAL INFORMATION
The roofing material is asphalt composition shingles. The slope or pitch of the roof is steep. Metal gutters are used to collect the roof water drainage. The roof is approximately 5 years old.

4.3 INSPECTION METHOD
The inspection of this roof was conducted from the roof surface. The inspector walked on the roof and made a visual inspection of the components listed below.

4.4 SKYLIGHTS
The skylights are properly installed and there was no evidence of leakage underneath them.

There is condensation or mineral deposits between the panes of glass in the skylights. This indicates failed seals. The glass assemblies should be replaced, which is the only method for correcting this deficiency.

4.5 FLASHINGS
Metal flashings are used to seal around chimneys, vents and roof to wall intersections. The flashings are properly installed and are performing their intended function.

4.6 MAINTENANCE AND REPAIRS
The roof is in need of routine maintenance. The surface should be blown off or washed with a high volume low pressure garden hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.

4.7 GENERAL COMMENTS
The original roofing material was properly installed and is in serviceable condition. With proper care and maintenance the original roof should remain serviceable for up to 15 more years. With proper care and maintenance the newer roof should remain serviceable for up to 30 more years.

ATTIC

The attic contains the roof framing and serves as a raceway for components of the plumbing, electrical and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and gas appliance vents in the attic. We examine the visible portions of the various systems and components for proper function, excessive or unusual wear, general state of repair, roof leakage, attic venting and misguided improvements. When low clearance and/or deep insulation prohibit walking in an unfinished attic, inspection will be performed from the access opening only.
The following components were inspected:

5.1 ACCESS
The design of the vaulted ceiling is such that it does not have an attic and therefore no access to the roof structure is installed.

GARAGE

The garage often contains major components of the plumbing, heating and electrical systems. These components are discussed under their respective headings. Components that were tested and/or inspected in the garage and reported here include the garage floor, overhead door(s), automatic openers and fire resistive barriers.
DETACHED GARAGE - The following components were inspected:

6.1 GENERAL INFORMATION ROOF
The roofing material is a powder coated steel panels with standing seams. The slope or pitch of the roof is steep. The roof is approximately 5 years old.

6.2 INSPECTION METHOD
The roof was too steep to walk on safely. Therefore the inspector examined the roof from the ground.

6.3 GENERAL COMMENTS ROOF
The roofing material was properly installed and is in like new condition. With proper care and maintenance this roof should remain serviceable for up to 45 more years.

6.4 GARAGE ROOF STRUCTURE
The roof structure is constructed from site cut and assembled dimensional lumber. The roof structure is constructed in a manner consistent with buildings of this type and is performing its intended function.No defects or deficiencies were observed.

6.5 GARAGE STRUCTURE GENERAL
The garage is generally well constructed and is performing its intended function.

6.6 GARAGE FOUNDATION
The foundation is constructed in a manner typical of garages of this type and age. There are minor shrinkage cracks in the foundation. Shrinkage cracks are common in poured concrete foundation walls. They do not affect the performance of the foundation. No action is indicated.

6.7 GARAGE FLOOR
There are small shrinkage cracks visible in the concrete, however, there is no vertical displacement of any portion of the slab. Shrinkage cracks are common in garage floors and are not considered a structural defect. The garage floor is properly installed and is functioning as intended.

6.8 OVERHEAD GARAGE DOORS
The garage is fitted with three roll-up doors. The garage doors are properly installed and are performing their intended

function.

There is no automatic garage door opener for the east door. The door must be opened manually.

6.9 GARAGE WALLS
The visible portions of the garage walls are properly constructed and are performing their intended function.

6.10 RECEPTACLES
There are unprotected receptacles in the garage. The installation of GFCI protection for all of the garage receptacles is recommended.

6.11 GARAGE DOOR OPENER
The garage door openers were tested and were functional. The auto stop reverse safety switches were functioning as intended.

6.12 GARAGE GUTTERS AND DOWNSPOUTS
There are no gutters installed on the garage. Gutters should be installed to prevent water splash on the building.

6.13 PRIMARY EXTERIOR WALL CLADDING
Metal siding is used as an exterior wall cladding. Metal siding is durable and does not rot however, it is thin and will dent easily. The siding has been properly installed and is functioning as intended.

6.14 EXTERIOR DOOR(S)
The entry door is properly installed and is functioning as intended.

ELECTRICAL SYSTEM

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible wiring, service panels, subpanels, overcurrent protection devices, light fixtures and all accessible wall receptacles. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCIs. The hidden nature of the electrical wiring prevents inspection of every length of wire. Telephone, video, audio, security system and other low voltage wiring is not included in this inspection. We recommend you have the seller demonstrate the serviceability of these systems to you.
The following components were inspected:

7.1 ELECTRICAL SYSTEM SPECIFICATIONS
The voltage is 120/240 single phase three wire service. The power is delivered to this building via an underground service lateral. The amperage rating of this service is 200. Copper wire is used throughout the building. Non-metallic sheathed cable (Romex) is the type of wiring used throughout the house. The grounding of the service is provided by two driven rods.

7.2 UNDERGROUND SERVICE LATERAL
The underground service lateral was not visible for inspection. However, there was 120/240 volt power to the building which suggests that it is functioning as intended.

7.3 SERVICE PANEL LOCATION
The service panel is located in the master bedroom.

7.4 SUBPANEL LOCATION
The subpanel is located in the garage.

7.5 MAIN DISCONNECT LOCATION
The main disconnect is an integral part of the service panel. There is another disconnect located adjacent to the electric meter. The ampacity of the main disconnect is 200 amps.

7.6 SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS
The service entrance conductors are 4/0 aluminum and have an ampacity of 200 amps. The service entrance conductors are properly installed and in serviceable condition.

7.7 SERVICE AMPACITY
The capacity of the electrical service is 200 amps. A 200 amp service is adequate for this house with the existing electrical equipment. There is also room to add additional circuits if necessary.

7.8 SERVICE GROUNDING AND BONDING
The service grounding electrode conductor attachment point was not visible for inspection. The adequacy of the service ground was not determined. The evaluation of this connection may require removal of finish materials and is beyond the scope of this inspection.

7.9 SERVICE PANEL
The electrical service panel is properly installed and in serviceable condition. The circuits are labeled. The accuracy of the labeling was not verified. Do not assume the labeled circuit is off unless it has been checked with a voltage tester.

7.10 SUBPANEL
The subpanel is properly installed and in serviceable condition.

7.11 OVER CURRENT PROTECTION
Circuit breakers are used for over current protection. The circuit breakers are properly installed and the ampacity of the connected wires is compatible with that of the circuit breakers. The circuit breakers were not tested.

7.12 WIRING
There were no defects observed in the visible and accessible wiring.

7.13 RECEPTACLES
All of the readily accessible receptacles were tested. Testing revealed defects requiring repair. These defects are outlined below.

There are several loose receptacles throughout the home. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.

7.14 GFCI RECEPTACLES
A ground fault circuit interrupter (GFCI) is a device that detects ground faults (current leakage to ground). It protects you from electrocution. GFCI protection is required for receptacles in bathrooms, kitchens, garages, unfinished basements, crawlspaces and at exterior receptacles. GFCI protected receptacles were found in the bathrooms, kitchen, garage and exterior.

The GFCI receptacle in the master bathroom does not trip when a ground fault is introduced. This is caused by an improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.

There are unprotected receptacles in the upper bathroom. The installation of GFCI protection for all of the bathroom receptacles is recommended.

7.15 LIGHTS
All of the accessible lights were tested and were found to be functional.

7.16 SWITCHES
All of the accessible switches were tested and were found to be properly wired and functional.

7.17 CEILING FAN
Ceiling fans can fall from the ceiling if not properly installed. Verifying proper installation requires removal of the ceiling fan which is beyond the scope of this inspection. The fan should be installed on a special electrical box that is approved for use

with a ceiling fan. The box should be securely fastened to the framing. The ceiling fans were tested and were functioning as intended.

HEATING SYSTEM

A natural gas, propane or oil fired furnace or boiler consists of the self contained furnace or boiler, ducts or pipes for heated air or water distribution, thermostats for regulating the amount of heat and a vent system for removing the combustion gases from the building. The readily accessible portions of these items are examined for defects and are tested using normal operator controls. Most heating systems should be serviced annually by a qualified service technician. Failure to perform regular maintenance will affect the reliability of the heating system and will reduce service life.

ELECTRIC HEATING - The following components were inspected:

8.1 ELECTRIC FAN ASSISTED WALL HEATERS

An electric wall heater is used for space heating in the garage. The heaters have small fans in them to circulate the air over an electric heating element. The heater was inspected and tested. The heater is properly installed and is functional.

These heaters must be cleaned annually. An accumulation of dust inside this type of heater is a fire hazard. To clean the heaters, turn off the power at the circuit breaker panel then remove the cover from the front of the heater. Use a paint brush to loosen the dirt and then vacuum it up.

HYDRONIC HEATING- The following components were inspected:

8.2 GENERAL INFORMATION

A radiant forced hot water heating system is installed in the floor. The heating system was tested and was functioning as intended. Heat is provided by a propane gas fired hot water heater. The water heater is located in the utility closet. The water heater is approximately 5 years old. The input rating of the water heater is 130,000 BTU. This BTU rating is typical of a house of this size and age.

8.3 GAS PIPING

The flex connector is properly installed and is performing its intended function.

8.4 AUTOMATIC GAS VALVE

The automatic gas valve or safety valve is designed to prevent the emission of fuel into the burners if it does not detect heat for ignition. These valves are generally very reliable. The automatic gas valve was functioning as intended.

8.5 IGNITION

The burner uses an electronic spark ignition. This component was functioning as intended.

8.6 BURNERS

The gas burners are properly installed and are functioning as intended.

8.7 COMBUSTION AIR

The combustion air provides the oxygen for the fuel burning appliances. Combustion air also aids in the movement of combustion gases up the flue. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside the house or from outside providing that the amount of air reaching the appliance is sufficient to maintain efficient combustion and draft. The combustion air supply is adequate.

8.8 VENT

The PVC plastic vent pipe for the water heater is properly installed and is functioning as intended.

8.9 PRESSURE RELIEF VALVE

The pressure relief valve is properly installed. The valve was not tested, as this could cause the valve to leak.

8.10 RECIRCULATING PUMP

The re-circulating pumps move hot water through loops that go to each area. The pumps are activated by their thermostats.

The pumps are properly installed and are functioning as intended.

8.11 ZONE VALVES
Zone valves are manually controlled valves in the manifold on the east wall of the utility closet. Turning off a valve stops hot water from circulating through that loop. This allows zone heating. Heat can be turned off in areas that are not used to save energy.

8.12 HEATING PIPES
The heating pipes are copper. The visible portions of the pipes were in good condition and are functioning as intended.

8.13 EXPANSION TANK
The expansion tank is not adequately secured to the wall. This could result in damage to the water pipe and leakage during an earthquake. Strapping the expansion tank to the wall with a steel strap is recommended.

8.14 PRESSURE GAUGE
The pressure gauges are properly installed and are functioning as intended.

8.15 THERMOSTAT
The thermostats are properly installed and each fan coil unit responded to its command for heat.

WATER HEATER

Our review of water heaters includes the tank, gas and/or water connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.
The following components were inspected:

9.1 LOCATION OF UNIT
The water heater is located in the utility room.

9.2 GENERAL INFORMATION
The water heater fuel is liquid propane. The capacity of the water heater is 50 gallons. The input rating of the burner is approximately 130,000 BTU. The water heater is approximately 5 years old. Water heaters of this type typically last about 10-15 years.

9.3 PRESSURE RELIEF VALVE
The pressure relief valve is properly installed. The valve was not tested, as this could cause the valve to leak.

9.4 SHUTOFF VALVE
The shutoff valve for the water supply to the water heater is properly installed and is functioning as intended.

9.5 WATER CONNECTIONS AT TANK
The water connections at the tank are properly installed and are performing their intended function.

9.6 EXPANSION TANK
The expansion tank has an air pocket inside that compresses as the water is heated. It prevents the pressure relief valve from leaking as the water is heated.

The expansion tank is not adequately secured to the wall. This could result in damage to the water pipe and leakage during an earth quake. A seismic restraint should be installed to secure the expansion tank.

9.7 AUTOMATIC GAS VALVE
The automatic gas valve or safety valve is designed to prevent the emission of fuel into the appliance if it does not detect heat for ignition. These valves are generally very reliable. The automatic gas valve was functioning as intended.

9.8 BURNER
The gas burner is properly installed and is functioning as intended.

9.9 GAS PIPING
The flex connector is properly installed and is performing its intended function.

9.10 VENT
The PVC plastic vent pipe for the water heater is properly installed and is functioning as intended.

9.11 COMBUSTION AIR
The combustion air provides the oxygen for the fuel burning appliances. Combustion air also aids in the movement of combustion gases up the flue. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside the house or from outside providing that the amount of air reaching the appliance is sufficient to maintain efficient combustion and draft. The combustion air supply is adequate.

9.12 SEISMIC RESTRAINT
The water heater is secured to the wall. This prevents it from falling over during an earthquake and rupturing gas and water lines.

9.13 GENERAL COMMENTS
The water heater is nearing the end of its service life. The need for water heater replacement should be anticipated.

KITCHEN

The kitchen was inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. We inspect built-in appliances using normal operating controls. This includes running the dishwasher, operating the garbage disposal and microwave and checking the burners or heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators are not tested or inspected unless specifically noted.
The following components were inspected:

10.1 COUNTERTOPS
The countertops are covered with slab granite. The counter tops are properly installed and are in good condition.

The backsplash is not caulked. This allows water and food to enter the gap between the back splash and counter and is difficult to clean. Caulking should be installed at this location.

10.2 CABINETS
The finish on the kitchen cabinets is slightly worn. The cabinets are otherwise in good condition.

10.3 FLOORING MATERIAL
Manufactured flooring is used in the kitchen. This is a durable imitation woodlike product. The flooring has been properly installed and is in good condition.

10.4 VENTILATION
Ventilation in the kitchen is provided by a range hood over the stove. The vent is ducted to the exterior. The vent fan is properly installed and is performing its intended function.

10.5 SINK FAUCET
The sink faucet is properly installed and is in good condition.

10.6 SINK
The kitchen sink is properly installed and is in good condition.

10.7 DRAINS, TRAPS AND TRAP ARMS
The sink drain is properly installed and is performing its intended function.

10.8 AIR GAP
An air gap is installed above the flood rim of the sink. This air gap protects the dishwasher from contamination caused by a backflow of waste water. The visible portions of the air gap were properly installed and functioning as intended.

10.9 OVEN
The oven was tested and was functioning as intended.

10.10 COOKTOP
The cooktop was tested and was functioning as intended.

10.11 DISHWASHER
The dishwasher was tested and was functioning as intended.

10.12 GARBAGE DISPOSAL
The garbage disposal was tested and was functioning as intended.

10.13 REFRIGERATOR
The refrigerator is functioning as intended.

BATHROOMS

Our inspection of the bathrooms consists of testing of the plumbing fixtures for condition and function. Defects such as leaks, cracked or damaged sinks, tubs and toilets will be listed under the heading of the bathroom in which they were found. The bathroom floor, tub and shower walls are examined for water damage. Ventilation fans are tested for proper operation. Cabinets and countertops are examined for excessive wear and deterioration. Hydromassage tubs are tested and the pump and related equipment are examined when accessible.
BATHROOM

11.1 LOCATION
Master Bedroom.

11.2 SHOWER
The shower walls are properly installed and are in good condition. Most ceramic tile is applied directly over gypsum board rather than on a concrete board such as "Durock" or "Wonder Board". Where the tile is applied directly over the gypsum board, it is critical that the tile grout be maintained to prevent water intrusion behind the tile. Missing or cracked grout should be repaired. Inside corners, and penetrations in the tile should be kept sealed with a high quality caulk.

11.3 BATHTUB
The bathtub is properly installed and is in good condition.

11.4 GLASS ENCLOSURE
The glass shower enclosure is labeled as tempered safety glass, is properly installed and in good condition.

11.5 FLOORING MATERIAL
The floor is covered with ceramic tile. The tile is properly installed and is in good condition.

11.6 TOILET
The toilet is loose where it mounts to the floor. A loose toilet will eventually start to leak and will damage the flooring material, underlayment and subfloor. The most reliable fix for this condition is to remove the toilet and install a new wax

seal. The toilet should then be securely mounted to the floor.

11.7 SINK
The bathroom sinks are properly installed and are in good condition.

11.8 DRAINS, TRAPS AND TRAP ARMS
The sink drains are properly installed and are performing their intended function.

11.9 FAUCET FIXTURES
The faucet fixtures were tested and were functioning as intended.

11.10 CABINETS
The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.

11.11 COUNTERTOP
The countertop is covered with slab granite. The countertop is properly installed and in good condition.

The backsplash caulking is deteriorated. Cracking of the caulk allows water to enter the gap and is difficult to clean. Caulking should be installed at this location.

11.12 VENTILATION
Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

11.13 GFCI RECEPTACLES
The GFCI receptacle in this bathroom does not trip when a ground fault is introduced. This is caused by a improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.
BATHROOM

11.14 LOCATION
Upper.

11.15 SHOWER
The shower walls are properly installed and are in good condition. Most ceramic tile is applied directly over gypsum board rather than on a concrete board such as "Durock" or "Wonder Board". Where the tile is applied directly over the gypsum board, it is critical that the tile grout be maintained to prevent water intrusion behind the tile. Missing or cracked grout should be repaired. Inside corners, and penetrations in the tile should be kept sealed with a high quality caulk.

The shower pan was tested by filling it with water and letting it stand for 20 minutes. There was no evidence of leakage underneath.

11.16 FLOORING MATERIAL
The floor is covered with ceramic tile. The tile is properly installed and is in good condition.

The grout will crack at the intersection between the tub/shower and floor. This can lead to water damage to the flooring and substrate. Caulking this area with a flexible grout is recommended.

11.17 TOILET
The toilet was flushed and was functioning as intended.

11.18 SINK
The bathroom sink is properly installed and is in good condition.

11.19 DRAINS, TRAPS AND TRAP ARMS
The sink drain is properly installed and is performing its intended function.

11.20 FAUCET FIXTURES
The faucet fixtures were tested and were functioning as intended.

11.21 CABINETS
The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.

11.22 COUNTERTOP
The countertop is a manufactured acrylic material. The countertop is properly installed and in good condition.

The backsplash is not caulked. This allows water to enter the gap between the back splash and counter and it is difficult to clean. Caulking should be installed at this location.

11.23 VENTILATION
Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

11.24 GFCI RECEPTACLES
There are unprotected receptacles in the upper bathroom. The installation of GFCI protection for all of the bathroom receptacles is recommended.

LAUNDRY ROOM

Appliances are tested when present and when circumstances allow.
The following components were inspected:

12.1 CABINETS
The finish on the laundry room cabinets is slightly worn. The cabinets are otherwise in good condition.

12.2 COUNTERTOP
The counter top is covered with ceramic tile.The counter top is properly installed and in good condition.

12.3 FLOORING MATERIAL
The floor is covered with vinyl tiles. The floor is properly installed and is in good condition.

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.

12.4 VENTILATION
Ventilation in this laundry room is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

12.5 APPLIANCES
The hookups for the washer are properly installed and in serviceable condition. The washer itself was not tested.

The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

12.6 DRYER VENT
The visible portions of the dryer vent are properly installed and in serviceable condition. Dryer ducts should be cleaned annually as part of routine home maintenance. A dryer duct that is clogged with lint is a fire hazard.

PLUMBING SYSTEM

A plumbing system consists of the water heater, domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to the water heater, visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings.These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. Valves are not tested except where specifically noted. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape irrigation systems, off site community water supply systems or private (septic) waste disposal systems. Review of these systems should be performed by qualified and licensed specialists prior to the close of escrow.
The following components were inspected:

13.1 PLUMBING SYSTEM SPECIFICATIONS
The building is on a community well which is located on another property. The building is connected to the municipal sewer system. Copper tubing is used for the water supply piping. ABS plastic is used for the drain, waste and vent pipes.

13.2 MAIN WATER SHUTOFF VALVE
The main water supply shutoff valve is located in the utility room adjacent to the water heater. It was tested and was functional.

13.3 MAIN WATER LINE
The main water line is buried underground and was not visible for inspection.

13.4 INTERIOR WATER SUPPLY PIPES
The visible portions of the copper water supply pipes are properly installed and functional. Copper is considered one of the most desirable materials for interior supply pipes and is expected to last the lifetime of the building.

13.5 WATER PRESSURE
The water pressure is 60 PSI. This is in the normal range of 40-80 PSI.

13.6 DRAIN AND WASTE PIPES
ABS plastic is used for drain, waste and vent pipes. All of the visible drain pipes were properly installed and functional. ABS is a durable, reliable material and should last the lifetime of the building. All drain, waste and vent pipes were stress tested by filling bathtubs and fixtures to the overflow and then draining them while simultaneously flushing the toilet and running the sinks and showers. No leaks were observed and all fixtures emptied in a reasonable amount of time with no fluctuation in the rate of flow down the drain. This is commonly referred to as "functional drainage".

13.7 VENT PIPES
The visible portions of the vent pipes are properly installed and are performing their intended function.

13.8 FAUCET FIXTURES
All faucet fixtures were tested and were functioning as intended.

13.9 HOSE BIBBS AND EXTERIOR SUPPLY PIPES
The hose bibb on this building is the frost free type. These hose bibbs typically will not freeze as long as the hoses are removed. Failure to remove hoses during freezing weather could result in a cracked pipe and leakage. The front bibb was tested and was functioning as intended.

13.10 GAS PIPING
The visible portions of the gas piping were properly installed and are performing their intended function. There was no odor of gas leakage at the time of the inspection.

13.11 GAS METER

The propane storage tank is located on the north side of the building. The main gas shut off valve is installed on the high pressure line emanating out of the tank. This valve requires a wrench to open and close. Keeping a gas valve wrench accessible near the shut off is recommended.

13.12 WELL
This inspection does not include a water quality test or an examination of the well casing. Contaminants may exist in the water supply which could pose significant health risks. We recommend that all community water systems be serviced regularly and that the water from the well be checked for contaminants. These service and water quality check intervals should come once a year or as required by the county. Contact the local Department of Environmental Health for additional information.

INTERIOR

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies and railings. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal effects. In such cases these items are not inspected.
The following items were inspected:

14.1 GENERAL COMMENTS
The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

14.2 FLOORS
The interior floors are sloped in some areas. This condition is usually the result of support system settlement and/or framing defects. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. If these conditions are of concern, a more detailed evaluation and proposals for corrective work can be obtained from a licensed general contractor. A detailed structural analysis to determine the cause of floor slope is beyond the scope of our inspection.

14.3 STAIRS
The stairs were used several times during the inspection. The stair components are properly installed and no deficiencies were noted during use. A handrail is installed and is securely attached.

14.4 WALLS AND CEILINGS
There are minor cracks in the walls and/or ceilings. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance. Cracks in drywall that have been repaired will often reoccur several months after the repairs have been completed. This is due to seasonal movement of the structure caused by changes in humidity.

14.5 DOORS
All of the doors were tested and were found to be functioning as intended.

14.6 CLOSET DOORS
The floor guides are missing from the bypass closet doors in the bedroom. Missing floor guides could result in damage to the doors. The installation of floor guides is recommended.

14.7 WINDOWS

The window frames are constructed from PVC and have insulated glass in them. All of the windows were tested and/or inspected. The windows are in good condition and are functioning as intended except where noted below.

The crank handles operating the opening assist mechanisms for the windows in the master bedroom are not working. The crank handles should be replaced and the function of the window openers tested.

14.8 FRESH AIR SYSTEM

The whole house fan is located in the upper bathroom. It is intended to remove stale air from the home. It is activated via a switch on the timer. The fan was operated however the timer was not functioning as intended. Replacement is recommended.

14.9 SMOKE DETECTORS

There is a smoke detector in the hallway outside of the bedrooms on the upper and lower floors. Additional smoke detectors should be installed inside the bedrooms near the door.

Smoke detectors are examined for location only. They are not tested. Smoke detector batteries should be replaced when you move in and every year thereafter. Once batteries have been replaced, the smoke detectors should be tested for proper operation.

Ionization technology is generally more sensitive than photoelectric technology at detecting small particles, which tend to be produced in greater amounts by flaming fires, which consume combustible materials rapidly and spread quickly. Sources of these fires may include paper burning in a wastebasket or a grease fire in the kitchen.

Photoelectric technology is generally more sensitive than ionization technology at detecting large particles, which tend to be produced in greater amounts by smoldering fires, which may smolder for hours before bursting into flame. Sources of these fires may include cigarettes burning on couches or bedding.

FOR MAXIMUM PROTECTION: Use both Ionization and Photoelectric smoke alarms in every bedroom/hallway on every level of your home.

The installation of at least one carbon monoxide monitor for each floor is recommended. The best place to install the monitor is in an open area near the gas appliance.

14.10 DOOR BELL

The doorbell was functioning as intended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

15.1 METAL FIREPLACES

The fireplace is a factory built, direct vent, gas appliance. The firebox is sealed from the house interior which makes it more efficient and prevents combustion gases from spilling into the house. The vent for this type of fireplace is mounted on the exterior wall in back of the appliance. The gas valve and piezo ignition is located underneath behind a removable panel. Instructions for lighting the pilot are located in this area. Testing revealed that the direct vent fireplace was functioning

properly.

ENVIRONMENTAL ISSUES

Environmental issues include but are not limited to carbon monoxide, radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. The absence of a statement on any of the environmental issues listed above does not necessarily mean that they are not present. We make reference to these substances only when we recognize them during the normal inspection process. Most of the toxic substances listed above cannot be identified without laboratory testing. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.
The following items may exist in this building:

16.1 CARBON MONOXIDE
Many of us encounter CO regularly and never know it because it's invisible and odorless. That's why victims of CO poisoning often have no warning that they are in danger... until it's too late. Symptoms include headache, nausea, chronic fatigue, confusion and dizziness. Extreme exposure can even cause a coma or death.

Carbon monoxide is a product of incomplete (poor) combustion. It's a direct and cumulative poison. When combined with blood hemoglobin, CO replaces oxygen in the blood until it completely overcomes the body. Death from CO occurs suddenly. The victim inhaling the toxic concentration of the gas becomes helpless before realizing that danger exists.

According to the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) (Ventilation Standard 62- 89), a concentration of no more than 9 parts per million (ppm) (0.0009%), of CO is permissible in residential living spaces. In addition, the Occupational Safety and Health Administration (OSHA) has set an eight-hour work place maximum of 35 ppm. And in flue gas, the Environmental Protection Agency (EPA) and the American Gas Association (AGA) have established the maximum allowable concentration of CO at 400 ppm (See charts).

To ensure safe and efficient combustion, it is imperative that all gas burning appliances be inspected and serviced regularly (once a year) if used in normal service conditions).

16.2 FORMALDEHYDE
Formaldehyde, a colorless gas with a pungent odor, is so commonly used today that virtually everyone is likely to be exposed to at least small amounts of it, and a significant number of people are developing symptoms due to exposure to large amounts of formaldehyde in their homes or workplaces. It was an integral component of the urea formaldehyde foam insulation (UFFI) that was installed in more than five hundred thousand homes in the 1970's. (The use of formaldehyde in insulation was banned by the Consumer Product Safety Commission in 1982, but this ruling was overturned by a federal court in 1983.) In addition, it is present in a large variety of consumer products. It is a major part of the resins used as glue in particle board, plywood, and other pressed wood products used extensively in the construction of homes and furniture. Some cosmetics, paper towels, upholstery, permanent press fabrics, carpets, milk, toilet seats, pesticides, and explosives contain it too. Formaldehyde is also present in the exhaust from combustion appliances and in tobacco smoke.

The most common symptoms of excessive formaldehyde exposure are burning eyes, itching, shortness of breath, tightness in the chest, coughing, headaches, nausea, and asthma attacks. Large amounts of the gas have produced cancer in laboratory animals, and government policy assumes that any substance that can cause cancer in animals may also cause it in humans.

People who live in homes that have been "tightened" for maximum energy conservation are most likely to suffer from the effects of formaldehyde gas. The formaldehyde gas seeps from the walls, furniture, carpet, etc. into the air, building up to high levels in the "tightened" home, which can be irritating, particularly to sensitive people.

To minimize your exposure to formaldehyde, ventilate your home - in good weather, open the windows to provide a constant supply of fresh air. Some methods of heat recovery, such as heat recovery ventilators (also known as air-to-air heat exchangers), are available that can ventilate the home while also conserving energy.

You can seal exposed, raw surfaces of particle board and plywood with oil enamel, varnish, wallpaper, or vinyl floor

coverings. If you have UFFI insulation, make certain it is completely sealed in the walls or, as a last resort, have it removed.

16.3 ASBESTOS
Asbestos is a naturally occurring mineral fiber that has been used in more than 3,000 different construction materials and manufactured products. It is commonly found in heating system insulation, decorative spray-on ceiling treatments, vinyl flooring, cement shake siding and a variety of additional materials. Some asbestos-containing materials were still being installed into the late 1980s.

The asbestos content of different materials varies according to the product and how it is used. Among those materials with higher concentrations of asbestos are insulating products on heating systems and the backing on sheet vinyl flooring. However, an uncontrolled disturbance of any asbestos-containing material in any concentration may be dangerous to your health!

Why is it a problem? Breathing asbestos fibers could kill you. When disturbed, asbestos breaks down into fibers up to 1,200 times thinner than a human hair. When inhaled, they become trapped in lung tissues. Medical research tells us that up to 30 years after inhalation, asbestos fibers can cause lung cancer or mesothelioma, a related terminal cancer of the tissue lining the chest cavity.

Because asbestos is a naturally occurring mineral and has been so widely used in manufactured products, including automobile brake linings, it can be found almost everywhere. Trace amounts are in the air we breathe every day. Most of us have asbestos fibers in our lungs.

On the other hand, there's no known safe level of asbestos exposure. That's why medical, environmental health and regulatory organizations stress the need to protect health by minimizing exposure to airborne asbestos fibers. This is particularly true when asbestos fibers accumulate at elevated levels. Elevated levels result from uncontrolled disturbances and removal of asbestos-containing materials.

How do I know if it's asbestos? Don't guess! Look for asbestos markings on the product or track the product back to its manufacturer or supplier. If these approaches don't work, submit a small sample for laboratory analysis. Cost is minimal. Laboratories are listed in the yellow pages under "Asbestos - Consulting and Testing." Ask a laboratory technician to instruct you how to safely take a sample. If you decide not to check for asbestos in a suspected material, you should assume it contains asbestos and treat it accordingly.

INSULATION

Insulation, weatherstripping, dampers, storm windows, insulated glass and set-back thermostats are features that help reduce heat loss and increase the comfort and thermal efficiency of your home. We examine these items and identify approximate R values for insulation. When appropriate, we offer suggestions for upgrading. Our review of insulation is based upon a random sampling of accessible areas and does not constitute a warranty that all such areas are uniformly insulated or are insulated to current standards.
The following items were inspected:

17.1 VAULTED CEILING
The insulation in the vaulted ceiling was not visible for inspection. Houses of this age typically have 10" R-30 fiberglass batt insulation between the rafters.

17.2 WALL INSULATION
The walls are insulated with fiberglass batt insulation. The 2x6 walls suggest that it is 6" R-19 fiberglass.

17.3 FLOOR INSULATION

The floors are insulated with 6" R-19 fiberglass batts. Some of the insulation batts under the master bedroom closet are missing. The missing batts should be replaced.

STRUCTURE

The structural elements of most residential buildings include a foundation, footings, floor, wall, ceiling and roof framing. The visible portions of these items are examined for proper function, wear, deterioration or signs of non-performance. Some structural components or portions of them are inaccessible because they are buried below grade or hidden behind finished surfaces. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, components or conditions requiring repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

The following components were inspected:

18.1 GENERAL INFORMATION
The foundation is constructed from poured in place concrete. A perimeter foundation wall supports the exterior walls of the building. Interior load bearing components are supported by pier footings and/or continuous spread footings. The floor structure is constructed out of wood joists. The subflooring is plywood. The stud walls are constructed from 2 X 6 dimensional lumber. The exterior wall sheathing is plywood. The roof structure is conventionally framed out of dimensional lumber. The roof sheathing is plywood.

18.2 FOUNDATION
The foundation is constructed in a manner typical of buildings of this type and age. There are minor shrinkage cracks in the foundation. Shrinkage cracks are common in poured concrete foundation walls. They do not affect the performance of the foundation. No action is indicated.

18.3 MUDSILL
The mudsill is typically a 2x4 or 2x6 member that is laid flat directly on the top of or cast into the top of the foundation wall. The mudsill is usually bolted to the foundation wall and serves as a base for the rest of the floor framing. Most of the mudsill is inaccessible and cannot be evaluated. The visible portions of the mudsill are properly installed and are performing their intended function.

18.4 ANCHOR BOLTS
Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. The anchor bolts primary function, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill. Generally speaking, the newer the building, the better resistance it will have to seismic activity. Anchor bolts are installed and are performing their intended function.

18.5 BEAMS AND POSTS
The beams and posts are properly installed and are performing their intended function.

18.6 FLOOR JOISTS
The visible portions of the floor joists are properly installed and are performing their intended function.

18.7 SUBFLOORING
The subfloor was covered with insulation and finished surfaces and was not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.

18.8 WALLS
The walls are covered with finished surfaces and therefore were not visible for inspection. No evidence of defects or deficiencies was observed.

18.9 ROOF STRUCTURE
The roof structure is constructed from site cut and assembled dimensional lumber. The roof structure is constructed in a manner consistent with buildings of this type and is performing its intended function. No defects or deficiencies were observed.

18.10 ROOF SHEATHING
The roof sheathing is installed in a manner consistent with buildings of this type and is performing its intended function. No defects or deficiencies were observed.

CRAWLSPACE

The crawl space is where some of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. The visible portions of accessible systems and components are examined for proper function, excessive or unusual wear and general state of repair. Some items observed in the crawlspace will be discussed under the individual systems to which they belong. It is not unusual to find occasional moisture and dampness in crawl spaces. However, significant and/or frequent water accumulation can adversely affect the building foundation and support system and creates conditions conducive to various types of wood destroying organisms. We check for signs of excessive moisture and water entry. Unfortunately, water entry is often seasonal and therefore evidence may not be present at the time of the inspection.
The following components were inspected:

19.1 CRAWLSPACE ACCESS
The main house crawlspace access is located outside at the rear of the building. The crawlspace was entered and all accessible areas were inspected.

The east crawlspace access is located in the bedroom closet. The crawlspace was entered and all accessible areas were inspected.

19.2 MOISTURE
The soil was damp under the vapor barrier, however, no evidence of water intrusion or standing water problems was observed.

19.3 VENTILATION
The crawlspace is adequately ventilated. Vents should be kept unobstructed and clear of leaves and other organic debris. Screens should be maintained to prevent rodent entry.

19.4 VAPOR RETARDER
The soil under the house is covered with a polyethylene plastic vapor retarder. This component is typically referred to as a "vapor barrier". While not a true vapor barrier, it does reduce the transmission of water vapor from the soil to the air. The vapor retarder is properly installed and is performing its intended function. The vapor retarder should be maintained so that it covers the entire surface of the soil.

The support post concrete piers are covered with the plastic vapor retarder. This allows the transmission of water vapor from the soil up and into the floor framing. The plastic vapor retarder should be removed from the pier so that it covers the entire surface of the soil only.

19.5 PEST CONTROL

Scrap-wood and other cellulose debris was observed on the crawl floor. This wood debris creates conducive conditions for wood boring insects. The removal of all cellulose debris is recommended.

Wood boring insect activity in the Puget Sound area usually does not occur unless there is a ventilation problem inside or underneath the structure, a water leakage/rotting condition in the house or significant quantities of soil to untreated wood contact in a crawlspace or outside around the building exterior. Carpenter ant, termite and wood boring beetle activity is most often a direct result of rot damaged wood and/or excessively moist, humid or damp conditions inside, around or underneath the building. Structural damage from termites and ants in most cases does not extend much past the moisture source and/or rot damaged wood. Eliminating high moisture conditions, improving ventilation, correcting the conditions that are conducive to rotting wood and replacing rot damaged wood will usually eliminate the wood boring insect activity, providing that the building is properly maintained thereafter.

The best way to avoid wood boring insect problems is by preventative maintenance. This includes:

- × Good construction practices which exclude water and prevent high moisture conditions.
- × Removal of wood debris and form wood from the crawlspace and around the building exterior.
- × Maintaining the roof water drain system.
- × Maintaining good yard drainage away from the foundation wall.
- × Avoiding wood-soil contact in the crawlspace or around the house exterior.
- × Storing fire wood 6" above grade and in a dry area.

There should be no soil to wood contact in any part of the building exterior or crawlspace, unless that wood is pressure treated. For the greatest safety to permanent structures there should be no soil to wood contact of any kind. Untreated wood in direct contact with exterior flatwork should also be avoided.

Good building practice requires that foundation walls or pier footings supporting wood frame construction, should extend at least 8" above the finish grade with at least a 6" clearance between the top of the soil and the bottom of the wood finish materials. Untreated wood should be raised 1-2" above surrounding flatwork and should have a moisture barrier such as 30 lb. asphalt impregnated felt installed between the concrete and wood. For additional information and treatment options, you should retain the services of a qualified pest control operator.

Soil is in contact with the bottom of at least one wood post in the crawl space. Good building practice requires that foundation walls or pier footings supporting wood frame construction, extend at least 8" above the finish grade with at least a 6" clearance between the top of the soil and the bottom of the wood finish materials. Soil in direct contact with wood creates a hospitable environment for wood destroying organisms. Establishing these minimum clearances is recommended.