



**NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT**

The following notice is given with respect to the Purchase and Sale Agreement dated \_\_\_\_\_  
between \_\_\_\_\_ (“Buyer”)  
and Andrew Harrington (“Seller”)  
concerning 11827 104th Avenue NE Kirkland, WA 98034 (“the Property”).

Seller has given or is giving Buyer a copy of an Inspection Report dated 02/02/2017 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

Andrew Harrington  
11827 104<sup>th</sup> Ave NE  
Kirkland WA 98034

Per the seller on 2/3/17, the following items from the inspection summary have been completed:

10.11.16 The dishwasher drain has been repaired

Home inspection summary and details in proceeding pages.

February 2, 2017

**Mr. Andrew Harrington**  
**11827 104th Ave NE**  
**Kirkland, WA.**

**Re: 11827 104th Ave NE**  
**Kirkland, WA.**

Dear Andrew;

At your request, a visual inspection of the above referenced property was conducted on February 1, 2017. 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**

#### BUILDING SITE

##### 2.6 WALKWAY

1. The wooden dividers separating the concrete walkway sections have deteriorated to a point where the gaps are a trip hazard. Replacement with mortar is recommended.



#### BUILDING EXTERIOR

##### 3.8 STAIRS

2. The stairs are non-conforming due to the variable and/or excessive rise. Stair design standards require that stair risers do not exceed 8" and that the variation in rise not exceed 3/8" in order to reduce falls from tripping. To increase the margin of safety, consideration should be given to reconfiguring the stairs so that rise and run do not vary by more than 3/8". If this proves to be too impractical or expensive, then we recommend exercising caution when using these stairs.

The stair rise spacing is too wide. This is a hazard for small children. The spacing should be reduced as a safety upgrade. Current standards require that a 4" sphere not pass through the opening.



3. The spacing under stair railing is too wide. This is a hazard for small children. The spacing should be reduced as a safety upgrade. Current standards require that a 4" sphere not pass under the railing.



## **GARAGE**

### ATTACHED GARAGE

#### **6.3 GARAGE DOOR OPENER**

4. There is no photo-eye sensor installed for either of the garage doors. This would offer protection for small children and/or pets. We recommend that a photo-eye sensor be installed for each of the garage doors at a height of within 4-6" of the floor.

#### **6.4 FIRE SEPARATION**

5. There are voids in the fire resistive barrier between the living space and garage that will allow flames to penetrate. The gypsum barrier slows the spread of a fire from the garage to the structure and/or living space. Patching the voids is recommended.



#### **6.5 PASSAGE DOOR**

6. The door between the garage and living space is not fire rated and will not slow the spread of a garage fire to the rest of the building. Consideration should be given to replacing the door with a fire rated door as a safety upgrade.

## **ELECTRICAL SYSTEM**

### **7.3 SERVICE PANEL LOCATION**

7. Access to the service panel was limited by shelves installed in front of the panel cover. A 36" clearance

should be maintained in front of the panel cover.



#### 7.10 WIRING

8. An extension cord is used as a temporary power source for the garage door openers. An extension cord is not suitable as a permanent wiring method. The installation of a receptacle within cords length of the motors is recommended.



#### 7.11 RECEPTACLES

9. The polarity is reversed in at least one receptacles in the lower level. Reversed polarity means that the hot and neutral wires are reversed at the back of the receptacle. This defect is a shock hazard and can damage some electronic equipment. All receptacles exhibiting reversed polarity should be rewired.

There are several dead receptacles and ceiling light switches in the lower level family room and bedroom. Dead circuits should be repaired as necessary.

#### 7.12 GFCI RECEPTACLES

10. There are no GFCI protected receptacles in or around this house. The installation of GFCI protection is recommended.

#### 7.13 LIGHTS

11. There are several lights in the lower level that are not working. Light bulbs should be replaced in non-functional light fixtures and then they should be tested for proper operation.

### WATER HEATER

#### 9.6 EXPANSION TANK

12. 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.



**9.13 GENERAL COMMENTS**

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

**KITCHEN**

**10.3 FLOORING MATERIAL**

14. The vinyl flooring is damaged in front of the dishwasher. Flooring replacement is recommended.

**10.8 AIR GAP**

15. The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap is recommended.



**10.11 DISHWASHER**

16. The dishwasher did not drain completely when run through a complete cycle. The dishwasher and/or drain assembly should be repaired or replaced as necessary.

**10.13 REFRIGERATOR**

17. The refrigerator door shelf unit is damaged. The door should be repaired or replaced as necessary.



**BATHROOMS**

**HALLWAY BATHROOM**

**11.12 GFCI RECEPTACLES**

18. There are no GFCI protected receptacles in this bathroom. The installation of GFCI protection is recommended.

MASTER BEDROOM BATHROOM

*11.31 RECEPTACLES*

19. There is no receptacle in this bathroom. The installation of a GFCI protected wall receptacle is recommended.

**INTERIOR**

*14.2 NO ACCESS AREAS*

20. The secured panel prevented access and inspection of the area under the stairway entry landing. Defects or deficiencies may exist in inaccessible areas.

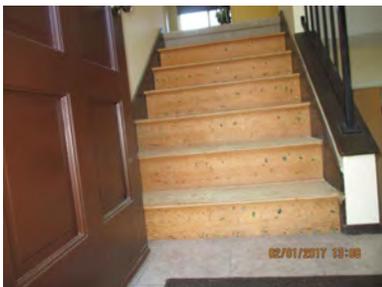


*14.4 STAIRS*

21. The railing ends in the stairwell does not return to the wall. This is a safety hazard. The installation of a continuous handrail should be considered as a safety upgrade.



22. The stairs are non-conforming due to the variable and/or excessive rise. Stair design standards require that stair risers do not exceed 8" and that the variation in rise not exceed 3/8" in order to reduce falls from tripping. To increase the margin of safety, consideration should be given to reconfiguring the stairs so that rise and run do not vary by more than 3/8". If this proves to be too impractical or expensive, then we recommend exercising caution when using these stairs.



*14.6 DOORS*

23. Hardware is missing from several doors. Replacement of the missing hardware is recommended.

#### 14.9 SMOKE DETECTORS

24. There is a smoke detector in the hallway outside of the bedrooms. 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.

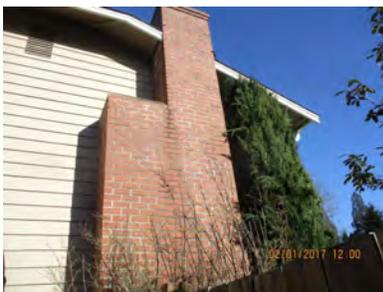
#### **BUILDING SITE**

##### 2.3 VEGETATION

1. 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. Trees are nearly touching the building on the south side. Low hanging tree branches can damage the roof, siding, doors and windows. Tree branches should be trimmed back where necessary.



##### 2.4 DRIVEWAY

3. The driveway has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by pressure grouting the sunken

portion of the driveway or by removing and replacing it. The driveway remains functional despite this condition.

Minor cracks can be sealed to minimize moisture entry and further settlement of the concrete. Minor cracks are common and do not affect the serviceability of the concrete.



## BUILDING EXTERIOR

### 3.3 SOFFITS AND OVERHANGS

4. There are large gaps over 1/4" in size adjacent the soffit vent blocks. These gaps allow insects and rodents to enter the attic. Covering the gaps with screening, a strip of wood and/or caulking is recommended.

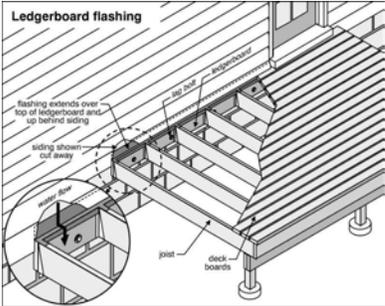


### 3.6 DECK

5. The bottom of at least one deck support post is rotted. Rotted posts should be repaired or replaced with pressure treated posts.



There is no flashing at the intersection between the deck and house. This will allow water to enter behind the siding. The installation of flashing in this area is recommended.



6.

7. The deck structure lacks lateral bracing. The installation of a diagonal brace underneath the deck is recommended.



**ROOF**

**4.3 CHIMNEYS**

8. The top of the masonry chimney does not have spark arrestor/rain caps. The installation of a spark arrestor/rain cap for each flue is recommended as a safety upgrade and to prevent moisture damage to the inside of the chimney and fireplace. An additional benefit of a rain cap is that it will keep birds and rodents from entering the house when the damper is left open.



9. The chimney crown is cracked and deteriorated. The mortar chimney crown prevents water from entering and damaging the masonry. Repairing or replacing the chimney crown will extend the service life of the chimney.



10.



## KITCHEN

### 10.1 COUNTERTOPS

11. The backsplash caulking is cracked. Cracking of the caulk allows water to enter the gap and is difficult to clean. Caulking the cracks and/or gaps is recommended.



## BATHROOMS

### HALLWAY BATHROOM

#### 11.3 TUB WALLS

12. Penetrating grout and tile sealers are recommended for preserving the condition of the grout. Grout sealer keeps stains from seeping into and setting in grout. Also, mold and mildew are kept from growing into the grout and the grout stays cleaner for a longer period of time and it will decrease the amount of maintenance that is required to keep it looking good and well maintained. For maximum protection, the sealer should be reapplied at least once.

#### 11.4 FLOORING MATERIAL

13. The vinyl flooring is damaged from water intrusion into the substrate. The flooring should be replaced as necessary to restore cosmetic appearance. The subfloor underneath the vinyl flooring appears to be solid.

#### 11.5 TOILET

14. 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.

### MASTER BEDROOM BATHROOM

#### 11.16 FLOORING MATERIAL

15. The vinyl flooring is damaged from water intrusion into the substrate. The flooring should be replaced as necessary to restore cosmetic appearance. The subfloor underneath the vinyl flooring appears to be solid.



**11.23 VENTILATION**

16. This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

**INTERIOR**

**14.7 CLOSET DOORS**

17. Closet doors are missing in the bedroom.



**INSULATION**

**17.1 ATTIC INSULATION**

18. The attic is insulated with blown in cellulose insulation. The approximate R value of this insulation is 7. This provides only minimal resistance to heat transfer. Adding additional insulation to achieve an R value of 30 is recommended to reduce heat loss through the ceilings.

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**

**11827 104th Ave NE  
Kirkland, WA**

**February 1, 2017**

**Prepared for: Andrew Harrington**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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2/2/2017

**Mr. Andrew Harrington**

,

Dear Andrew,

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;

**11827 104th Ave NE**

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:**

2/1/2017.

**1.2 INSPECTOR'S NAME:**

Terry Clark.

**1.3 CLIENT NAME:**

Mr. Andrew Harrington.

**1.4 MAILING ADDRESS:**

11827 104th Ave NE  
Kirkland, WA.

**1.5 CLIENT E-MAIL ADDRESS**

[harringtontac@comcast.net.](mailto:harringtontac@comcast.net)

**1.6 ADDRESS OF PROPERTY INSPECTED**

11827 104th Ave NE  
Kirkland, WA.



East elevation

*CLIMATIC CONDITIONS:*

**1.7 WEATHER:**

Clear.

**1.8 APPROXIMATE OUTSIDE TEMPERATURE:**

42 degrees.

*BUILDING CHARACTERISTICS:*

**1.9 MAIN ENTRY FACES:**

East.

**1.10 ESTIMATED AGE OF BUILDING:**

The building is approximately 44 years old.

**1.11 BUILDING TYPE:**

Two story, split-entry, single family residence.

**1.12 SPACE BELOW GRADE:**

Slab on grade, Ground floor living area & Garage.

*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 its 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.

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 its 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.

#### 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 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.

The surface drain adjacent to the garage door was tested and was functional. This drain should be cleaned regularly to prevent clogging.

### **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.



Trees are nearly touching the building on the south side. Low hanging tree branches can damage the roof, siding, doors and windows. Tree branches should be trimmed back where necessary.



### **2.4 DRIVEWAY**

The driveway has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by pressure grouting the sunken portion of the driveway or by removing and replacing it. The driveway remains functional despite this condition.

Minor cracks can be sealed to minimize moisture entry and further settlement of the concrete. Minor cracks are common and do not affect the serviceability of the concrete.



## 2.5 PATIO

The concrete patio is properly installed and is performing its intended function.

## 2.6 WALKWAY

The wooden dividers separating the concrete walkway sections have deteriorated to a point where the gaps are a trip hazard. Replacement with mortar is recommended.



## 2.7 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 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.

### 3.3 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 large gaps over 1/4" in size adjacent the soffit vent blocks. These gaps allow insects and rodents to enter the attic. Covering the gaps with screening, a strip of wood and/or caulking is recommended.



### 3.4 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.

### 3.5 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.

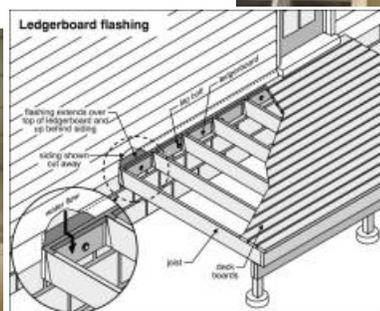
### 3.6 DECK

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 repellent 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 bottom of at least one deck support post is rotted. Rotted posts should be repaired or replaced with pressure treated posts.

There is no flashing at the intersection between the deck and house. This will allow water to enter behind the siding. The installation of flashing in this area is recommended.

The deck structure lacks lateral bracing. The installation of a diagonal brace underneath the deck is recommended.



### 3.7 DECK RAILINGS

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

### 3.8 STAIRS

The stairs are non-conforming due to the variable and/or excessive rise. Stair design standards require that stair risers do not exceed 8" and that the variation in rise not exceed 3/8" in order to reduce falls from tripping. To increase the margin of safety, consideration should be given to reconfiguring the stairs so that rise and run do not vary by more than 3/8". If this proves to be too impractical or expensive, then we recommend exercising caution when using these stairs.

The stair rise spacing is too wide. This is a hazard for small children. The spacing should be reduced as a safety upgrade. Current standards require that a 4" sphere not pass through the opening.

The spacing under stair railing is too wide. This is a hazard for small children. The spacing should be reduced as a safety upgrade. Current standards require that a 4" sphere not pass under the railing.



### 3.9 PORCH

The front porch stoop has rotated towards the foundation. This is caused by settlement of the backfill under the stoop. This will not adversely affect the foundation.

### 3.10 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 GENERAL INFORMATION

The roofing material is asphalt composition shingles. The slope or pitch of the roof is medium. Metal gutters are used to collect the roof water drainage. The roofing material was just recently installed.

#### 4.2 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.

#### 4.3 CHIMNEYS

The top of the masonry chimney does not have spark arrestor/rain caps. The installation of a spark arrestor/rain cap for each flue is recommended as a safety upgrade and to prevent moisture damage to the inside of the chimney and fireplace. An additional benefit of a rain cap is that it will keep birds and rodents from entering the house when the damper is left open.



The chimney crown is cracked and deteriorated. The mortar chimney crown prevents water from entering and damaging the masonry. Repairing or replacing the chimney crown will extend the service life of the chimney.



#### 4.4 GAS APPLIANCE VENTS

The visible portion of the gas appliance type B vent is properly installed and in good condition.

#### 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 GENERAL COMMENTS

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 20 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 attic access is located in the bedroom closet.

#### 5.2 VENTILATION

The attic is adequately vented.

#### 5.3 MECHANICAL VENTILATION SYSTEMS

The visible portions of the air ducts for the bathroom fans are properly installed and are performing their intended function.

#### 5.4 PEST CONTROL

The first step in preventing rodents from entering the attic is to seal all possible entry points using wire mesh, caulking, wood, stainless steel wool, or aerosol foam. Careful work sealing cracks, holes and gaps over 1/4" in size will discourage activity.

## 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.

*ATTACHED GARAGE - The following components were inspected:*

### 6.1 GARAGE FLOOR

There are large cracks and some vertical displacement of the garage floor slab. This type of defect is usually caused by a lack of proper soil preparation (compacting) prior to the placement of the concrete. This is primarily an aesthetic defect, since the floor slab is not a structural component.

### 6.2 OVERHEAD GARAGE DOORS

The garage is fitted with a pair of roll-up doors. The garage doors are properly installed and are performing their intended function.

### 6.3 GARAGE DOOR OPENER

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

There is no photo-eye sensor installed for either of the garage doors. This would offer protection for small children and/or pets. We recommend that a photo-eye sensor be installed for each of the garage doors at a height of within 4-6" of the floor.

### 6.4 FIRE SEPARATION

There are voids in the fire resistive barrier between the living space and garage that will allow flames to penetrate. The gypsum barrier slows the spread of a fire from the garage to the structure and/or living space. Patching the voids is recommended.



### 6.5 PASSAGE DOOR

The door between the garage and living space is not fire rated and will not slow the spread of a garage fire to the rest of the building. Consideration should be given to replacing the door with a fire rated door as a safety upgrade.

## 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 125. Copper wire is used for all 120 volt circuits. Aluminum is used for some of the 240 volt circuits. Non-metallic sheathed cable (Romex) is the type of wiring used throughout the house. The grounding of the service is provided by a water pipe.

## 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 garage.

Access to the service panel was limited by shelves installed in front of the panel cover. A 36" clearance should be maintained in front of the panel cover.



## 7.4 MAIN DISCONNECT LOCATION

There is no main disconnect present. The installation of a main disconnect switch is required unless the panel is configured so that a maximum of six circuit breakers shut off all of the power to all circuits. This is not a serious deficiency, therefore repairs are optional.

## 7.5 SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS

The service entrance conductors are 1/0 aluminum and have an ampacity of 125 amps. The service entrance conductors are properly installed and in serviceable condition.

## 7.6 SERVICE AMPACITY

The capacity of the electrical service is 125 amps. A 125 amp service is adequate for this house with the existing electrical equipment. There is also room to add additional circuits if necessary.

## 7.7 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.

## 7.8 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.

## 7.9 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.

## 7.10 WIRING

The visible portions of the wiring are properly installed except where noted below.

An extension cord is used as a temporary power source for the garage door openers. An extension cord is not suitable as a permanent wiring method. The installation of a receptacle within cords length of the motors is recommended.



## 7.11 RECEPTACLES

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

The polarity is reversed in at least one receptacles in the lower level. Reversed polarity means that the hot and neutral wires are reversed at the back of the receptacle. This defect is a shock hazard and can damage some electronic equipment. All receptacles exhibiting reversed polarity should be rewired.

There are several dead receptacles and ceiling light switches in the lower level family room and bedroom. Dead circuits should be repaired as necessary.

#### **7.12 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.

There are no GFCI protected receptacles in or around this house. The installation of GFCI protection is recommended.

#### **7.13 LIGHTS**

All of the accessible lights were tested and were found to be functional except where noted below.

There are several lights in the lower level that are not working. Light bulbs should be replaced in non-functional light fixtures and then they should be tested for proper operation.

#### **7.14 SWITCHES**

All of the accessible switches were tested and were found to be properly wired and functional with exceptions noted above.

## **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.

*FORCED AIR HEATING SYSTEM - The following components were inspected:*

#### **8.1 GENERAL INFORMATION**

The furnace is located in the laundry room. The furnace is approximately 23 years old. The input rating of the furnace is 88,000 BTU. This BTU rating is typical of a home of this size and age.

#### **8.2 GAS PIPING**

The gas pipe is properly installed and is performing its intended function.

#### **8.3 AUTOMATIC GAS VALVE**

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

#### **8.4 IGNITION**

The furnace uses an electronic hot surface ignition. This component was functioning as intended.

#### **8.5 BURNERS**

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

#### **8.6 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.

#### **8.7 DRAFT INDUCER**

The draft inducer pulls the combustion gases through the heat exchanger and pushes them up the vent connector into the flue. The draft inducer was functioning as intended.

#### **8.8 VENT**

The vent connector from the furnace to the B vent is properly installed and is functioning as intended.

#### **8.9 BLOWER**

The blower draws air from the return air ducts and pushes it over the heat exchanger where it is heated. The air is then pushed through the distribution ducts into the rooms. The blower was tested and was functioning as intended.

#### **8.10 AIR FILTER**

The air filter is located in the blower compartment. The air filter should be cleaned or replaced at least 2-3 times during the heating season.

#### **8.11 DUCTS**

The ductwork was inaccessible and was not inspected except to determine that air flow was adequate at the accessible registers.

#### **8.12 THERMOSTAT**

The thermostat is properly installed and the unit responded to the user controls.

#### **8.13 GENERAL COMMENTS**

The furnace responded to the thermostats call for heat and all major components were functional. This type of furnace should be serviced annually.

## **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 laundry room.

#### **9.2 GENERAL INFORMATION**

The water heater fuel is natural gas. The capacity of the water heater is 50 gallons. The input rating of the burner is approximately 40,000 BTU. The water heater is approximately 8 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 vent connector from the water heater to the B vent 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 plastic laminate. The counter tops are properly installed and are in good condition.

The backsplash caulking is cracked. Cracking of the caulk allows water to enter the gap and is difficult to clean. Caulking the cracks and/or gaps is recommended.



**10.2 CABINETS**

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

**10.3 FLOORING MATERIAL**

The vinyl flooring is damaged in front of the dishwasher. Flooring replacement is recommended.

**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**

The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap is recommended.

**10.9 RANGE**

The range was tested and was functioning as intended.

**10.10 OVEN**

The oven was tested and was functioning as intended.

**10.11 DISHWASHER**

The dishwasher did not drain completely when run through a complete cycle. The dishwasher and/or drain assembly should be repaired or replaced as necessary.

**10.12 GARBAGE DISPOSAL**

The garbage disposal was tested and was functioning as intended.

**10.13 REFRIGERATOR**

The refrigerator door shelf unit is damaged. The door should be repaired or replaced as necessary.



**10.14 RECEPTACLES**

There are no GFCI protected receptacles in the kitchen. The installation of GFCI protection is recommended.

## 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**

Hallway.

**11.2 BATHTUB**

The bathtub is properly installed and is in good condition.

**11.3 TUB WALLS**

The tub 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.

Penetrating grout and tile sealers are recommended for preserving the condition of the grout. Grout sealer keeps stains from seeping into and setting in grout. Also, mold and mildew are kept from growing into the grout and the grout stays cleaner for a longer period of time and it will decrease the amount of maintenance that is required to keep it looking good and well maintained. For maximum protection, the sealer should be reapplied at least once.

**11.4 FLOORING MATERIAL**

The vinyl flooring is damaged from water intrusion into the substrate. The flooring should be replaced as necessary to restore cosmetic appearance. The subfloor underneath the vinyl flooring appears to be solid.

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.

**11.5 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.

**11.6 SINK**

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

**11.7 DRAINS, TRAPS AND TRAP ARMS**

The sink drain is properly installed and is performing its intended function.

**11.8 FAUCET FIXTURES**

The faucet fixture was tested and was functioning as intended.

**11.9 CABINETS**

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

**11.10 COUNTERTOP**

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

**11.11 VENTILATION**

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

**11.12 GFCI RECEPTACLES**

There are no GFCI protected receptacles in this bathroom. The installation of GFCI protection is recommended.

**BATHROOM****11.13 LOCATION**

Master Bedroom.

**11.14 SHOWER**

The one piece fiberglass shower unit is properly installed and in good condition.

**11.15 GLASS ENCLOSURE**

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

**11.16 FLOORING MATERIAL**

The vinyl flooring is damaged from water intrusion into the substrate. The flooring should be replaced as necessary to restore cosmetic appearance. The subfloor underneath the vinyl flooring appears to be solid.

**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 fixture was tested and was 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 covered with plastic laminate. The countertop is properly installed and in good condition.

**11.23 VENTILATION**

This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

**BATHROOM****11.24 LOCATION**

Lower.

**11.25 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.

#### **11.26 TOILET**

The toilet was flushed and was functioning as intended.

#### **11.27 SINK**

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

#### **11.28 DRAINS, TRAPS AND TRAP ARMS**

The sink drain is properly installed and is performing its intended function.

#### **11.29 FAUCET FIXTURES**

The faucet fixture was tested and was functioning as intended.

#### **11.30 CABINETS**

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

#### **11.31 RECEPTACLES**

There is no receptacle in this bathroom. The installation of a GFCI protected wall receptacle is recommended.

## **LAUNDRY ROOM**

Appliances are tested when present and when circumstances allow.

*The following components were inspected:*

#### **12.1 APPLIANCES**

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

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.

#### **12.2 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 public water supply system. 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 garage. It was tested and was functional.

**13.3 MAIN WATER LINE**

The main water line is buried underground and was not visible for inspection. The flow indicator on the water meter was checked with all the water shut off in the house. There was no movement of the flow indicator. This suggests that there are no leaks in the main water line. You should check the meter periodically (2-4 times a year) with all the water in the house shut off. Movement of the flow indicator on the meter means that there is a leak either inside the house or in the main line underground.

**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 70 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 SEWER LINE**

The main sewer line is buried underground and was not visible for inspection. If you have concerns regarding the condition of the buried waste line(s) the services of a 'sewer line inspection service' is likely to determine the condition of the buried waste lines..

**13.8 VENT PIPES**

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

**13.9 FAUCET FIXTURES**

All faucet fixtures were tested and were functioning as intended.

**13.10 HOSE BIBBS AND EXTERIOR SUPPLY PIPES**

The hose bibbs on this building are 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 bibbs were tested and were functioning as intended.

**13.11 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.

**13.12 GAS METER**

The gas meter 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 ground. This valve requires a wrench to open and close. Keeping a gas valve wrench or adjustable wrench accessible near the gas meter is recommended.

## 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 NO ACCESS AREAS

The secured panel prevented access and inspection of the area under the stairway entry landing. Defects or deficiencies may exist in inaccessible areas.



### 14.3 FLOORS

The lower level interior flooring is below the exterior grade. Floor and walls surfaces below grade are susceptible to moisture entry if exterior drainage is poor or if exterior concrete walls are not completely waterproofed. There were no signs of moisture entry visible at the time of the inspection. The seller should be queried to determine if moisture has ever entered the below grade living spaces during prolonged periods of heavy precipitation.

### 14.4 STAIRS

The stairs were used several times during the inspection. The stair components are properly installed with exceptions noted below.

The railing ends in the stairwell does not return to the wall. This is a safety hazard. The installation of a continuous handrail should be considered as a safety upgrade.



The stairs are non-conforming due to the variable and/or excessive rise. Stair design standards require that stair risers do not exceed 8" and that the variation in rise not exceed 3/8" in order to reduce falls from tripping. To increase the margin of safety, consideration should be given to reconfiguring the stairs so that rise and run do not vary by more than 3/8". If this proves to be too impractical or expensive, then we recommend exercising caution when using these stairs.



### 14.5 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.

#### 14.6 DOORS

The doors are properly installed and are in generally good condition with exceptions outlined below.

Hardware is missing from several doors. Replacement of the missing hardware is recommended.

#### 14.7 CLOSET DOORS

Closet doors are missing in the bedroom.



#### 14.8 WINDOWS

The window frames are constructed from PVC and have insulated glass in them. All of the windows were tested and/or inspected. All of the windows tested and/or inspected were found to be functioning as intended.

#### 14.9 SMOKE DETECTORS

There is a smoke detector in the hallway outside of the bedrooms. 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 MASONRY FIREPLACES

The visible portions of the masonry fireplaces were evaluated. The fireplaces are in good condition and no defects or deficiencies were observed.

## 15.2 DAMPERS

The fireplace dampers are functioning as intended. A fireplace damper that is left open when the fireplace is not being used allows huge quantities of heated air to escape up the chimney. Keeping your fireplace damper closed will result in a significant reduction in heating costs.

# 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 LEAD PAINT**

Lead paint may be present in or around this house. Lead was used extensively in paint until 1978. Most homes built before 1978 contain some lead paint. Lead paint is a poison. However, the mere presence of lead paint is not necessarily dangerous. Worn, cracked or peeling paint poses the greatest risk. Dust from lead paint is the main cause of lead poisoning in homes. Lead dust is created any time a surface coated with lead paint is exposed to friction - for example when a painted window is repeatedly open and closed or when the surface is sanded prior to repainting or remodeling. The paint dust can be inhaled or swallowed. Paint chips are sometimes ingested by small children. Information on lead paint abatement can be obtained from contractors specializing in lead paint detection and removal.

### **16.4 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 ATTIC INSULATION**

The attic is insulated with blown in cellulose insulation. The approximate R value of this insulation is 7. This provides only minimal resistance to heat transfer. Adding additional insulation to achieve an R value of 30 is recommended to reduce heat loss through the ceilings.

#### **17.2 WALL INSULATION**

The walls are insulated with fiberglass batt insulation. The 2x4 walls suggest that it is 3-1/2" R-11 fiberglass.

## **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 4 dimensional lumber. The exterior wall sheathing is plywood. The roof structure is constructed out of manufactured trusses. 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. In this building, the mudsill is inaccessible and cannot be evaluated. There was no evidence present that would suggest that there are defects in this component.

#### **18.4 ANCHOR BOLTS**

Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. Anchor bolts primary function in this area, 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. Due to the design of this building, anchor bolts are not visible and could not be evaluated.

#### **18.5 BEAMS AND POSTS**

The beams and posts are properly installed and are performing their intended function.

#### **18.6 FLOOR JOISTS**

The floor joists are covered with finished surfaces and therefore were not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.

#### **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 factory-built, engineered trusses. The trusses are installed in a manner consistent with buildings of this type and are performing their 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.