



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____
between _____ (“Buyer”)
and Bernard Hedeem and Barbara Pickens (“Seller”)
concerning 607 26th Avenue East Seattle, WA 98112 (“the Property”).

Seller has given or is giving Buyer a copy of an Inspection Report dated 10/27/2017 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

**Bernie Hedeem and Barbara Pickens
607 26th Ave E
Seattle, WA 98112**

Response to House Inspection Summary of October 28, 2017

Per the seller on 11/8/2017, the following items from the inspection summary have been or will be corrected by the seller before closing:

ACTION ITEMS

BUILDING SITE

2.6 Walkway

Prior to the inspection the original deteriorated fibrous asphalt expansion joint material was removed and replaced with Sikaflex self-leveling sealant. The sealant was purposely left a little low to aid in drainage runoff. Filling the balance of the joint with mortar defeats the purpose of an expansion joint, however if desired by the purchaser, the seller will fill the balance of the sidewalk expansion joint with Sikaflex self-leveling sealant.

BUILDING EXTERIOR

3.2 Secondary Exterior Wall Covering

During the remodel of 2001-2 all of the original corrugated galvanized siding was replaced by maintenance free siding, either an insulated Dryvit system or custom made pre-finished metal siding panels. To our knowledge there has never been any leaks detected in either of these systems. The "damage" addressed in the report was actually two small hairline cracks that are common on reentry corners, i.e. reentry corner cracking. These hairline cracks were filled with poly urethane calking and then were overlaid with a new acrylic finish coat.

ATTIC

5.4 Leakage

We have never observed any leakage in the attic area. Since it was constructed in 2001-2 we have kept boxes of old documents in that space and there has never been any water damage to those documents.

ELECTRIC SYSTEM

7.8 Service Panel

The panel was firmly secured by 4 screws located at each corner and the panel had passed the previous electrical permit inspections; however, per the inspection summary, two additional screws have now been added.

7.10 Wiring

A cover plate has now been installed on the junction box in the attic.

7.12 GFCI Receptacles

The GFCI receptacle in the master bath has been replaced.

INTERIOR

14.2 Stairs

The main stairway and stairway baluster and railings were built to code when they were originally constructed.

14.3 Guard Railings

The guard rails were built to code when they were originally constructed.

MAINTENANCE ITEMS

BUILDING EXTERIOR

3.4 Soffits and Overhangs

The seller will caulk the small openings adjacent to the outlook boards on the upper deck overhang previous to closing

3.9 Deck Railings

To our knowledge there has never been an issue with water intrusion on the deck railing seams.

HEATING SYSTEMS

8.7 Heat Exchanger

According the service technician from Northwest Mechanical, they typically haven't observed any heat exchanger cracking in this high end German Buderus Lagono G124 boiler. There can be deterioration in the domestic hot water storage tank so after 14 years we replaced the hot water tank with a new tank in October of 2015.

8.13 Expansion Tank

According the service technician from Northwest Mechanical, they typically don't strap down expansion tanks anymore that are held by rigid plumbing, however at our request a strap was added.

8.17 Expansion Tank

Post the home inspection, on November 1, 2017 a complete inspection and service of the boiler was done by Northwest Mechanical. Other than a small leak in an air vent valve, which was replaced, the boiler was in good operating condition. The service report from NW Mechanical is available.

MASTER BEDROOM BATHROOM

11.19 Drains, Traps, and Traps Arms

The left sink drain was disassembled and cleaned.

11.21 Cabinets

During the time of the home inspection the cabinet hardware had temporarily been removed in order to add a new coat of finish to the cabinet faces. After the finish was applied the hardware was reinstalled.

INTERIOR

14.5 Doors

Door stops were added or will be added at the time of closing to: the door into the laundry room, the front door, the lower bedroom, and the second door of the twin bedroom doors.

CRAWL SPACE

19.4 Vapor Retarder

The entire property has an extensive subsurface drainage system which drains to 26th Ave E. The crawl space has a layer of pea gravel and is completely dry and without moisture.

19.5 Pest Control

The wood in the crawl space is part of our Christmas Decorations and the wood, along with other items that are stored in the crawl space, will be removed when the house is vacated.



Invoice

NW Mechanical, Inc
 3204 NE 145th St,
 Shoreline, WA, 98155
 Phone: (206) 267-4328
 Email:
 andrea@nwmechanical.com

Billing Address
Barbara & Bernie Pickens
 607 26th Ave E
 Seattle, WA, 98112
 Phone:
 Email:

Service Address
Barbara & Bernie Pickens
 607 26th Ave E
 Seattle, WA, 98112
 Phone: (206) 818-8584
 Email: Barbara@4darchitects.com

Date: 11/01/2017
Invoice #007632-1
Technician: Andrew Miller

Line Item	Rate	Qty	Total
TASK:MNTBG - MAINTENANCE GAS BOILER....PERFORM MAINTENANCE ON SINGLE GAS BOILER PER MAINTENANCE CHECK OFF SHEET. ADD RESPONSE FEE.	\$249	1	\$249.00
TASK:AE02 - CALEFFI AUTO AIR VENT FLOAT TYPE 1/8"..REMOVE AND REPLACE OLD AUTO AIR VENT VALVE D/F/P	\$108	1	\$108.00
Trip Charge	-	-	\$112.00
Customer Discount	-	-	(\$0.00)

M. Keller

Additional Discount	(\$0.00)
Subtotal	\$469.00
Tax	\$47.37
Total	\$516.37
Prepaid	\$0.00
Payment Collected	\$516.37
Payment Type	Card
Amount Due	\$0.00

Notes

Performed maintenance on buderus gas boiler. See checklist for maintenance details. I replaced a leaking air vent and strapped the expansion tank to wall as per customer request. System is operating normally at this time.

Equipments

Brand/Model	G124X-32
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Serial

08198092-00-00350076

Location

607 26th Ave

Terms and Conditions

RESPONSIBILITIES OF CUSTOMER:

Customer represents that, except as described in the request for service, all plumbing, heating, air conditioning, electrical, and drain systems are in good repair and condition and agrees to hold Seller harmless for the discovery of defective conditions, including but not limited to the following: 1) Improper or faulty plumbing, 2) Rusted or defective pipes, 3) Acids in the drain system, 4) Lines that are settled or broken, 5) Existing illegal conditions, 6) Defective roofing, 7) Improperly charged systems, 8) Faulty air movement, 9) Electrical defects (including improper or faulty electrical), and, 11) Improper voltage by power company.

RESPONSIBILITIES OF SELLER:

Seller shall do all work in a competent, workmanlike manner. Seller is not responsible for any existing illegal conditions.

LIMITED WARRANTY:

Company warrants its work to be free from defects in material and workmanship for the warranty period of (90) days from completion unless otherwise stated in writing on the face hereof. All drain stoppages are warranted for a period of (30) days from the completion otherwise stated in writing on the face hereof. All warranties are void if payment is not made when due. Warranties extend only to the customer and are not transferable. If a defect in materials or workmanship covered by this warranty occurs, Seller will, with reasonable promptness during normal working hours, remedy the defect. In no event shall Seller be held liable for water or other damage caused by any delay in remedying a defect. To obtain warranty performance, notify Seller of any defect or claim for breach at the address and telephone number on the face hereof.

EXCLUSIONS AND LIMITATIONS:

Customers right to repair and replacement are customer exclusive remedies. Seller shall not be liable for incidental or consequential damages.

Seller is not responsible for the following which are excluded from the coverage of this limited warranty:

1. Defective conditions listed under the above Responsibilities of Customer
2. Work performed by or materials installed by others not in this agreement.
3. Defects and failures from mistreatment or neglect or otherwise not caused by defect in Sellers materials or workmanship.
4. Mold development or mold detection of any kind.

The limited warranty stated above is the only warranty seller makes. Seller makes no warranty of merchantability or fitness for a particular purpose for good sold, or any other warranty, express or implied.

PROTECTION OF CUSTOMERS PROPERTY:

Customer agrees to remove or protect any personal property, inside and out, including but not limited to carpets, rugs, shrubs and planting, and Seller shall not be responsible for said items. Nor shall Seller be held responsible for the natural consequences of Sellers work which may cause damage to improvements to real property including, but not limited to, curbs, sidewalks, walks, driveways, garages, patios, lawns, shrubs, sprinkler systems, wallpaper, drywall, stucco, tile, cabinets and other appurtenances to the residence or real property.

Seller shall not be held responsible for damage to personal property, real property or any improvements to real property caused by persons delivering materials or equipment, or keeping gates and doors closed for children and animals.

ENTIRE AGREEMENT:

This is the entire agreement. The parties are not bound by any oral expression or representation by any agent purporting to act on their behalf, or by any commitment, or arrangement therein. The agreement binds jointly and severally all signing as Customer, their heirs, representations, successors and assigns. Seller will not provide an itemized breakdown of materials and labor.

WARRANTIES, AND LIMITATIONS OF WARRANTIES:

No warranty, expressed or implied, is provided for any existing systems or appliances. Any alterations, additions or repairs made by others unless authorized or agreed upon by Seller, will be cause to terminate Sellers obligation under this contract.

PAYMENT:

Payment is due upon completion of the work provided. Finance charges may be assessed at the discretion of NWM of payments deemed late.

Checklist: Maintenance - Gas Boiler

Created On: 11/01/2017

Checklist Details:

Visual inspection of all components in boiler room for leaks-	replaced leaking air vent, no other visible leaks
Check zone valves or pumps for correct operations-	operating correctly
Check all boiler safety controls (High Limit, LWCO)	operating correctly
High Limit Temp - Deg. F	225
Check circulator pump(s) -	operating correctly
Lubricate circulator pump(s) if necessary -	na
Is the circulator pump(s) in the proper location on boiler header?	yes
Check boiler feed/fill pressure. Existing (PSI)	15psi
Check boiler feed/fill pressure. Set to (PSI)	15psi
Check pre-charged expansion tank pressure. Existing (PSI)	boiler:14.5 floor:7
Check pre-charged expansion tank pressure. Set to (PSI)	boiler:14.5 floor:14.5
Check drain tank fitting on steel expansion tank	na
Check thermostat operation-	operating correctly
Inspect low voltage wiring-	no visible issues
Inspect gas line, gas valve, and shut-off valve. Gas Pressure (Inches WC)	5.7"
Inspect burners and gas trane, pilot or ignitors-	cleaned burners and ignitor
Check air scoop and air vents. Purge air from air scoop-	replace air vent, purged air
Inspect vent piping, & fresh air opening-	galvanized, no visible issues
Take carbon monoxide readings (PPM in stack)	26
Take carbon monoxide readings (PPM in room)	0
Depending on manufacturer, visually inspect heat exchanger-Clean?	yes
Flush relief valves for proper operation-	flushed

All electrical components checked and connections tightened-	no loose connections
Inspect radiant heating distribution manifolds (if applicable	no visible leaks
Take water sample. Record pH	7
Take water sample. Record Fernox (PPM)	none
Take water sample. Record water color	clear
NWM Service Maintenance sticker affixed, signed and dated-	yes
THE BOILER IS OPERATING CORRECTLY ?	YES
THE FOLLOWING CORRECTIVE ACTION IS:	
Additional comments:	
Check inducer fan motor, oil if needed:	na
Clean condensate trap:	na

October 28, 2017

Mr. Bernie Hedeen & Ms. Barbara Pickens
607 26th Ave. E.
Seattle, WA.

Re: 607 26th Ave. E
Seattle, WA.

Dear Bernie & Barbara;

At your request, a visual inspection of the above referenced property was conducted on 10/27/2017. 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

The gaps separating the concrete walkway sections are a trip hazard. Replacement with mortar is recommended.



There is no guardrail at the yards edge. This is a hazard for small children. The installation of a guardrail that conforms to present industry standards is recommended if small children are present.



2.7 STEPS

There is no handrail along the stairs. This is a hazard. The installation of a handrail along the stairs is recommended.



BUILDING EXTERIOR

3.2 SECONDARY EXTERIOR WALL CLADDING

There is damage adjacent the south and east windows from what appear to be siding leaks. You should query the seller as to the history of these leaks and ask for confirmation that they have been repaired.

A complete evaluation of the EIFS is recommended. A complete evaluation of the EIFS is beyond the scope of this inspection.



3.6 PAINT

The fascia board paint is weathered from age and exposure. Paint protects the wood from cupping, checking, warping and rot. Repainting the house trim will be required in the near future.



ATTIC

5.4 LEAKAGE

There is evidence of previous roof leaks ie: water stains observed on the framing in the area above the bathroom. You should query the seller as to the history of these leaks and ask for confirmation that they have been repaired.

ELECTRICAL SYSTEM

7.8 SERVICE PANEL

Screws that secure the panel cover to the panel box are missing. This is a potential hazard. Missing screws should be replaced with the original style blunt end screws.



7.10 WIRING

There is a junction box with a missing cover in the attic. This is a fire/shock hazard. Covers should be installed on all junction boxes.



7.12 GFCI RECEPTACLES

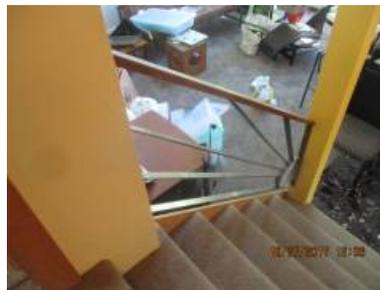
The installation of additional GFCI protection in the garage and kitchen receptacles is recommended.

The GFCI receptacle in the master bedroom 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.

INTERIOR

14.2 STAIRS

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

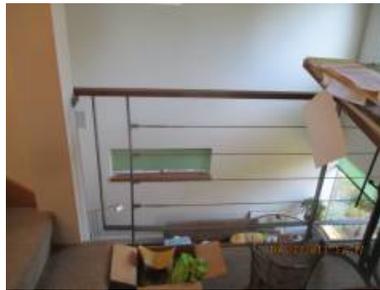


There is no handrail in the master bedroom bathroom. This is a safety hazard. The installation of a graspable handrail that conforms to present industry standards is recommended.



14.3 GUARD RAILINGS

The spacing between the balusters is too wide. This is a hazard to small children. The balusters should be spaced close enough together so that a 4" sphere cannot pass through. Upgrading the guard railing is recommended if small children are present.



14.8 SMOKE DETECTORS

There is a smoke detector in the hallway outside of the bedrooms and in two rooms, additional smoke detectors should be installed inside all of the sleeping rooms near the door.

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

3.4 SOFFITS AND OVERHANGS

There are openings adjacent the ends of the outlook boards under the overhang through which insects and rodents can enter into the attic. These openings should be covered with wood, wire mesh or filled with aerosol foam.



3.9 DECK RAILINGS

The parapet wall cap flashings have overlapping seams. These seams are vulnerable to water intrusion. Replacement of the parapet wall cap flashing with a standing seam cap flashing is recommended.



ROOF

4.5 GAS APPLIANCE VENTS

The storm collar is not sealed. This is allowing leakage to occur. Sealing the storm collar is recommended.



HEATING SYSTEM

HYDRONIC HEATING

8.7 HEAT EXCHANGER

The heat exchanger is not visible without disassembling and removing it from the boiler. Cracks typically develop in heat exchangers after 10-20 years. Have your gas boiler technician check the heat exchanger during the next major service.

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.



8.17 GENERAL COMMENTS

The boiler is in need of routine servicing. This type of boiler should be serviced annually.

BATHROOMS

STAIRWAY BATHROOM

11.8 COUNTERTOP

The countertop is not securely fastened to the wall. Proper attachment of the counter to the wall is recommended.



MASTER BEDROOM BATHROOM

11.19 DRAINS, TRAPS AND TRAP ARMS

The left sink drain is slow. The drain should be disassembled and cleaned.

11.21 CABINETS

The bathroom cabinet hardware is missing replacement is recommended.. The cabinet is otherwise in serviceable condition.



LAUNDRY ROOM

12.1 APPLIANCES

Upgrading the washer connections to high pressure (steel braided) lines is recommended.

INTERIOR

14.5 DOORS

Some of the doors are missing their door stops. This condition will lead to damage of the wall surfaces. Door

stops should be installed where necessary.

CRAWLSPACE

19.4 VAPOR RETARDER

The installation of a 6 mil black polyethylene plastic vapor retarder that covers the entire surface of the soil should be considered.

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.

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

**607 26th Ave. E
Seattle, WA 98112**

October 27, 2017

Prepared for: Bernie & Barbara Hedeem & Pickens

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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10/28/2017

**Mr. & Mrs. Bernie & Barbara Hedeem & Pickens
607 26th Ave. E.
Seattle, WA**

Dear Bernie & Barbara,

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;

607 26th Ave. E

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:

10/27/2017.

1.2 INSPECTOR'S NAME:

Terry Clark.

1.3 CLIENT NAME:

Mr. & Mrs. Bernie & Barbara Hedeem & Pickens.

1.4 MAILING ADDRESS:

607 26th Ave. E.
Seattle WA.

1.5 CLIENT E-MAIL ADDRESS

bbkh@comcast.net; barbarapickens@4darchitects.com.

1.6 ADDRESS OF PROPERTY INSPECTED

607 26th Ave. E
Seattle WA.



**CLIMATIC CONDITIONS:****1.7 WEATHER:**

Clear.

1.8 APPROXIMATE OUTSIDE TEMPERATURE:

60 degrees.

BUILDING CHARACTERISTICS:**1.9 MAIN ENTRY FACES:**

East.

1.10 ESTIMATED AGE OF BUILDING:

The building is approximately 28 years old.

1.11 BUILDING TYPE:

Three story single family residence.

1.12 SPACE BELOW GRADE:

Slab on grade, Ground floor living area, 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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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.

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.

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.

The building is located at the bottom of a steep slope. There was no evidence visible in the structural components that would indicate that there has been problems with soil instability. However, hidden conditions could exist that could contribute to instability during the right combination of circumstances (e.g., earthquake, flooding, land clearing, development at the top or bottom of the slope, broken water mains, etc.). You should consider these risks when acquiring this property. If you have concerns about slides, erosion or soil stability, you should retain the services of a qualified geotechnical engineer to evaluate the building site.

2.3 RETAINING WALLS

Concrete retaining walls are used in the yard to stabilize and contain the soil. The walls are properly installed and are performing their intended function.

2.4 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.

2.5 DRIVEWAY

The driveway apron is paved with concrete. The concrete was properly installed and is performing its intended function.

2.6 WALKWAY

The gaps separating the concrete walkway sections are a trip hazard. Replacement with mortar is recommended.

Many legal and public works departments have defined a trip hazard as an irregularity in a walking surface exceeding one inch (1") in height. All walking surfaces should maintain, free of a vertical surface change of 3/4" or more, in the interest of public and personal safety.

There is no guardrail at the yards edge. This is a hazard for small children. The installation of a guardrail that conforms to present industry standards is recommended if small children are present.



2.7 STEPS

There is no handrail along the stairs. This is a hazard. The installation of a handrail along the stairs is recommended.



2.8 FENCES AND GATES

The fences are properly installed and are performing their intended function. The gates are properly installed and are performing their 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

Powder coated steel siding is used as an exterior wall cladding. Powder coated steel siding does not require painting. The siding has been properly installed and is functioning as intended.

3.2 SECONDARY EXTERIOR WALL CLADDING

Portions of the house are clad with an exterior insulation and finish system (EIFS) ie:Dryvit. EIFS consists of foam insulating board fastened directly to the wall and then covered with fiberglass mesh and acrylic stucco. EIFS, originally designed as a water barrier system, has evolved into a hybrid combination of a barrier system over a drainage system. This evolution occurred when it was discovered that improper installation of the EIFS material combined with poorly designed construction details conspired to permit water intrusion into the wall structure. This generally resulted in structural damage and costly repairs. Modern synthetic stucco systems use a secondary water barrier in back of the foam board to protect the wall framing from water intrusion. These secondary barriers work well if they are properly installed.

There is damage adjacent the south and east windows from what appear to be siding leaks. You should query the seller as to the history of these leaks and ask for confirmation that they have been repaired.

It is impossible perform a definitive evaluation of an EIFS clad wall after the installation is complete. However, a careful examination of the construction details combined with a systematic survey of the EIFS surfaces with a non-invasive moisture meter will often reveal water intrusion problems. A complete evaluation of the EIFS is recommended. A complete evaluation of the EIFS is beyond the scope of this inspection.



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.

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 adjacent the ends of the outlook boards under the overhang through which insects and rodents can enter into the attic. 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.

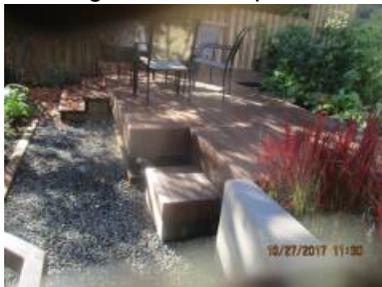
3.6 PAINT

The fascia board paint is weathered from age and exposure. Paint protects the wood from cupping, checking, warping and rot. Repainting the house trim will be required in the near future.



3.7 DECK

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 visible portion of the upper deck surface is in good condition and is performing its intended function.

3.9 DECK RAILINGS

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

The parapet wall cap flashings have overlapping seams. These seams are vulnerable to water intrusion. Replacement of the parapet wall cap flashing with a standing seam cap flashing is recommended.



3.10 PORCH

The front porch is in good condition.

3.11 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 a powder coated steel panels with standing seams. The slope or pitch of the roof is medium. Metal gutters are used to collect the roof water drainage. The roof is approximately 16 years old.

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 SKYLIGHTS

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

4.4 CHIMNEYS

The visible portion of the metal, factory-built chimney is properly installed and in good condition.

4.5 GAS APPLIANCE VENTS

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

The storm collar is not sealed. This is allowing leakage to occur. Sealing the storm collar is recommended.



4.6 FLASHINGS

Flexible flashings are used to seal around chimney, metal flashings are used to seal around the skylights. The flashings are properly installed and are performing their intended function.

4.7 GENERAL COMMENTS

The roofing material was properly installed and is in serviceable condition. With proper care and maintenance this roof should remain serviceable for up to 35 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 stairwell. The attic was entered and inspected from within.

5.2 VENTILATION

The attic is adequately vented.

5.3 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.

5.4 LEAKAGE

There is evidence of previous roof leaks ie: water stains observed on the framing in the area above the bathroom. You should query the seller as to the history of these leaks and ask for confirmation that they have been repaired.

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 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.

6.2 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.

6.3 OVERHEAD GARAGE DOORS

The garage is fitted with a single roll-up door. The garage door was not tested and its function was not verified.

6.4 RECEPTACLES

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

6.5 EXTERIOR DOOR(S)

The exterior door to the garage has been properly installed and is in good condition.

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 to this building is delivered via an overhead service drop. 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 SERVICE DROP

The service drop appears to be serviceable as viewed from the ground.

7.3 SERVICE PANEL LOCATION

The service panel is located in the closet under the stairs.

7.4 MAIN DISCONNECT LOCATION

The main disconnect is an integral part of the service panel. The ampacity of the main disconnect is 200 amps.

7.5 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.

7.6 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.

7.7 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 except where noted below.

Screws that secure the panel cover to the panel box are missing. This is a potential hazard. Missing screws should be replaced with the original style blunt end screws.

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.

There is a junction box with a missing cover in the attic. This is a fire/shock hazard. Covers should be installed on all junction boxes.



7.11 RECEPTACLES

All of the accessible receptacles were tested and were found to be properly wired and functional.

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.

The installation of additional GFCI protection in the garage and kitchen receptacles is recommended.

The GFCI receptacle in the master bedroom 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.

7.13 AFCI RECEPTACLES

AFCI protection is required for all 15 and 20 amp branch circuits to have protection from the entire branch circuit when that circuit has outlets in dwelling family homes, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.

Replacement receptacles are now required to be arc-fault circuit interrupter (AFCI) protected. This means that if you are replacing an old outlet in an old home in a location that needs AFCI protection in a new home, the replacement outlet needs

to be AFCI protected.

7.14 LIGHTS

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

7.15 SWITCHES

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

One or more "mystery switches" (switches whose function could not be determined) were observed at several locations. We suggest inquiry of the owner as to the purpose of these switches.

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.

HYDRONIC HEATING- The following components were inspected:

8.1 GENERAL INFORMATION

Heat is provided by a high efficiency natural gas fired boiler. A radiant forced hot water heating system is installed in the floor. The heating system was tested and was functioning as intended. The boiler is located in the laundry room. The boiler is approximately 19 years old. The input rating of the boiler is 132,500 BTU. This is BTU rating is typical of a house of this size and age.

8.2 GAS PIPING

The flex connector 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 burners 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 burner uses an electronic spark 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 HEAT EXCHANGER

The heat exchanger is not visible without disassembling and removing it from the boiler. Cracks typically develop in heat exchangers after 10-20 years. Have your gas boiler technician check the heat exchanger during the next major service.

8.8 VENT

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

8.9 BOILER

The boiler was fired and was functioning as intended.

8.10 PRESSURE RELIEF VALVE

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

8.11 ZONE VALVES

Zone valves are manually controlled valves in the manifold on the north wall of the laundry room. Turning off a valve stops hot water from circulating through that loop. This allows zone heating. Heat can be turned off in rooms that are not used to save energy.

Low voltage zone valves are used to direct hot water to the convectors in specific areas of the home. When a thermostat calls for heat it opens the zone valve and allows hot water to circulate. Each thermostat is connected to a single valve.

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 gauge is properly installed and is functioning as intended.

8.15 RADIATORS/CONVECTORS

The radiators/convectors are properly installed and are performing their intended function.

8.16 THERMOSTAT

The thermostats are properly installed and the unit responded to the basic controls.

8.17 GENERAL COMMENTS

The boiler responded to the thermostats call for heat and all major components were functional.

The boiler is in need of routine servicing. This type of boiler 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 domestic water supply tank is located adjacent the boiler in the laundry room.

9.2 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 properly installed and is functioning as intended.

9.3 GENERAL COMMENTS

Domestic hot water for this house is provided by a boiler hot water system located in the laundry room. Hot water was available at all fixtures.

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.

10.2 CABINETS

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

10.3 FLOORING MATERIAL

The floor is concrete. The floor is 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 called a Johnson Tee is installed in the kitchen wall. This air gap protects the dishwasher from contamination caused by a backflow of waste water. The visible portions of the Johnson Tee were properly installed and functioning as intended.

10.9 RANGE

The range was tested and was functioning as intended.

10.10 OVEN

The gas oven is functional. Gas ovens produce carbon monoxide when turned on. Always run the exhaust fan when baking or broiling.

10.11 COOKTOP

The cooktop was tested and was functioning as intended.

10.12 DISHWASHER

The dishwasher was tested and was functioning as intended.

10.13 GARBAGE DISPOSAL

The garbage disposal was tested and was functioning as intended.

10.14 REFRIGERATOR

The refrigerator is functioning as intended.

10.15 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

Stairway.

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 FLOORING MATERIAL

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

11.4 TOILET

The toilet was flushed and was functioning as intended.

11.5 SINK

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

11.6 DRAINS, TRAPS AND TRAP ARMS

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

11.7 FAUCET FIXTURES

The faucet fixture was tested and was functioning as intended.

11.8 COUNTERTOP

The countertop is not securely fastened to the wall. Proper attachment of the counter to the wall is recommended.



11.9 VENTILATION

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

11.10 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 this bathroom.

BATHROOM

11.11 LOCATION

Master Bedroom.

11.12 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.

11.13 BATHTUB

The hydromassage tub was filled to the overflow. It was run for several minutes and functioned as intended.

Failure to follow proper cleaning and maintenance procedures for the hydromassage tub circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly.

11.14 TUB WALLS

The tile around the bathtub is 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 floor is covered with ceramic tile, sheet vinyl and carpet. The flooring material 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.

11.17 TOILET

The toilet was flushed and was functioning as intended.

11.18 SINK

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

11.19 DRAINS, TRAPS AND TRAP ARMS

The sink drains are properly installed and are performing their intended function.

The left sink drain is slow. The drain should be disassembled and cleaned.

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.

The bathroom cabinet hardware is missing replacement is recommended.. The cabinet is otherwise in serviceable condition.



11.22 COUNTERTOP

The countertop is covered with plastic laminate. The countertop is properly installed and in good condition.

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

The GFCI receptacle in this 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.

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 not tested.

Upgrading the washer connections to high pressure (steel braided) lines is recommended.

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 closet under the stairs. 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 55 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 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.

13.10 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 gas meter is located on the south 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

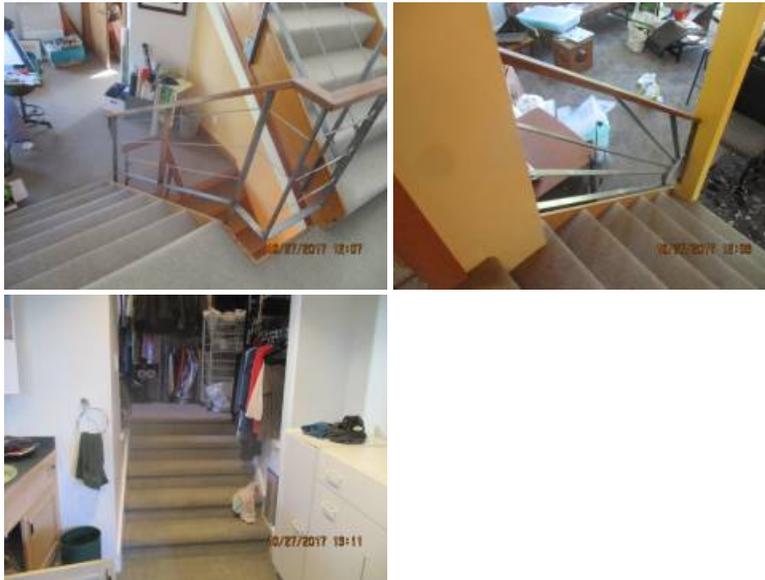
The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

14.2 STAIRS

The stairs were used several times during the inspection. The stair components are properly installed and no deficiencies were noted during use.

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

There is no handrail in the master bedroom bathroom. This is a safety hazard. The installation of a graspable handrail that conforms to present industry standards is recommended.



14.3 GUARD RAILINGS

The spacing between the balusters is too wide. This is a hazard to small children. The balusters should be spaced close enough together so that a 4" sphere cannot pass through. Upgrading the guard railing is recommended if small children are present.



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

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

Some of the doors are missing their door stops. This condition will lead to damage of the wall surfaces. Door stops should be installed where necessary.

14.6 CLOSET DOORS

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

14.7 WINDOWS

The window frames are constructed from aluminum 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.

14.8 SMOKE DETECTORS

There is a smoke detector in the hallway outside of the bedrooms and in two rooms, additional smoke detectors should be installed inside all of the sleeping rooms near the door.

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.

14.9 DOOR BELL

The doorbell was functioning as intended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

15.1 DAMPERS

The fireplace damper is 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.

15.2 GLASS DOORS

The glass doors were tested and were functioning as intended.

15.3 WOOD STOVE INSERT

The visible portions of the wood stove insert are properly installed and are in good condition. The condition of the fireplace in which the insert is placed was not visible for inspection and its condition was not determined. The smoke pipe should extend from the top of the insert, through the smoke chamber and into the flue. This portion of the installation is not visible for inspection. You should have a chimney sweep examine this component when the chimney flue is cleaned.

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 ATTIC INSULATION

The attic is insulated with fiberglass batt insulation. The approximate R value of this insulation is 30. This provides good resistance to heat transfer.

17.2 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.

17.3 WALL INSULATION

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

17.4 FLOOR INSULATION

The floors are insulated with 9" R-21 fiberglass batt insulation. The floor insulation has been properly installed and is in good condition.

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

19.2 MOISTURE

The crawlspace was dry. No evidence of excessive moisture or standing water 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 installation of a 6 mil black polyethylene plastic vapor retarder that covers the entire surface of the soil should be considered.

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.