



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____
between _____ ("Buyer")
and Robin Shelley ("Seller")
concerning 1520 NE 75th St. Seattle WA 98115 ("the Property").

Seller has given or is giving Buyer the following Inspection Report(s) concerning the Property (check all that apply):

☒ Whole House Inspection

☐ Sewer Inspection

☐ Pest Inspection

☐ Other: _____

The Inspection Report(s) are 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(s) were procured by Seller and are provided for informational and disclosure purposes only. The Inspection Report(s) are not intended to constitute a warranty, either express or implied, about the condition of the Property. Buyer is advised to procure their own inspections from professional inspectors chosen by Buyer or hire the inspectors that prepared the Inspection Report(s). Buyer has the opportunity to inspect the Property to Buyer's satisfaction.

Robin Shelley by Sheyl Pattenam POA
Seller _____
6/7/22 DATE

Seller _____ DATE

Buyer's Acknowledgment of Receipt

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

Buyer DATE

Buyer DATE

June 15, 2022

**Ms. Robin Shelley
1520 NE 75th St.
Seattle, WA.**

**Re: 1520 NE 175th St.
Seattle, WA.**

Dear Robin;

At your request, a visual inspection of the above referenced property was conducted on 06/14/2022. 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

2.7 WALKWAY

The walkway 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 walkway or by removing and replacing it. Grinding down the raised edges of the concrete will also mitigate the hazard. The walkway remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Repairs should be made as necessary.



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

2.8 FENCES AND GATES

The gate needs repair, gate posts should be replaced as necessary to restore function.



BUILDING EXTERIOR

3.1 PRIMARY EXTERIOR WALL CLADDING

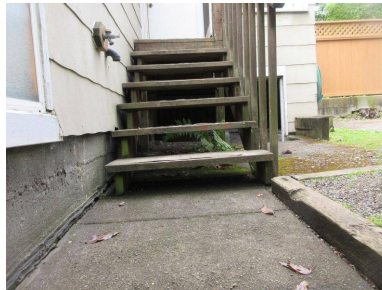
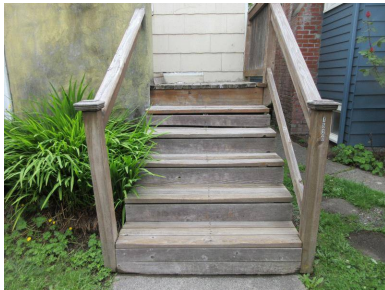
Asbestos cement shingles are used as an exterior wall cladding. Asbestos cement shingles are a durable material that will not burn, rot or dent. However, they are brittle and will crack if exposed to a sharp impact or if they are not properly installed. The shingles will hold paint tenaciously. The asbestos in the cement matrix typically only becomes a problem when the material is cut, drilled or sanded. It is best not to disturb this material. If properly installed asbestos cement shingles will last the lifetime of the building.

The siding is vulnerable to damage where it has been close to or in contact with the roofing material. The siding should be modified and a minimum of a 2" clearance should be maintained between the top of the roofing and bottom of the siding.



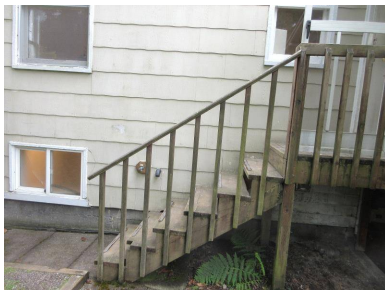
3.7 PORCH STEPS

The steps are non-conforming due to the variable and/or excessive rise. Stair design standards require that step 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 steps 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.



3.8 PORCH RAILING

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 porch railing is recommended if small children are present.



3.11 CHIMNEYS

Mortar deteriorated in the corbeled areas adjacent the chimney. This has led to accelerated deterioration of the brick masonry. Damaged areas can be repaired by filling in cutout or defective mortar joints with fresh mortar. (Tuck pointing)



Moss/vegetation was observed in several areas around the chimney. This will lead to accelerated deterioration of the brick masonry mortar. We recommend removal of all organic growth. Damaged areas can be repaired by filling in cutout or defective mortar joints with fresh mortar. (Tuck pointing)



ROOF

4.3 CHIMNEYS

The utility chimney is deteriorated above the roof line. This is a safety concern. Rebuilding the chimney is recommended.



ATTIC

5.1 ACCESS

The access opening to the attic is too small by today's standards. The rough framed opening should not be less than 22 inches by 30 inches. Modification of the access opening is recommended for inspection and servicing of components in the attic.



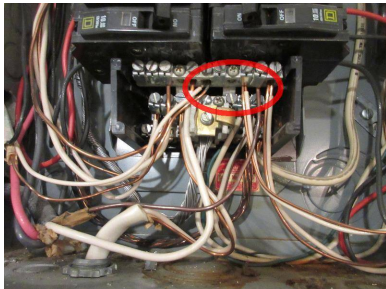
ELECTRICAL SYSTEM

6.4 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.

6.8 SERVICE PANEL

Neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug. An individual terminal should be provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished. The services of a qualified electrical contractor should be retained to repair the circuit(s).



6.10 WIRING

Improperly modified knob and tube wiring was observed in the attic. This is a fire hazard. The services of a qualified electrical contractor should be retained for repairs.

Splices in cable made outside of a junction box were observed in the attic. This is a fire hazard. The splices should be made inside an approved box with a cover.



6.12 RECEPTACLES

Testing revealed numerous open grounds (ungrounded receptacles). Open grounds are a potential hazard and could damage some electronic equipment. All receptacles with open grounds should be repaired in

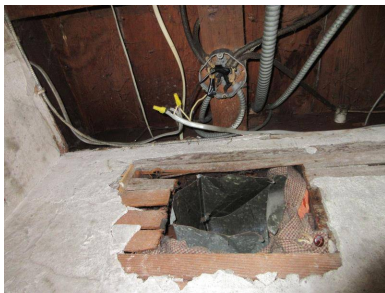
accordance with applicable electrical codes.

The cover plate is damaged at the exterior receptacle. This is a shock and fire hazard. The installation of a weather tight cover plate is recommended.

There is a minimum number of receptacles in this house. The number of receptacles may be inadequate for your particular needs. Consideration should be given to adding additional electrical receptacles.



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



6.13 GFCI RECEPTACLES

The installation of additional GFCI protection in the kitchen, basement and exterior receptacles is recommended.

6.15 LUMINARIES

The light fixtures in the closet and one in the basement are detached and are hanging from their wires. This is a hazard. The fixtures should be reattached and secured to the ceiling.



HEATING SYSTEM

FORCED AIR HEATING SYSTEM

7.5 HEAT EXCHANGER

The heat exchanger is not visible without disassembling and removing it from the furnace. Cracks typically develop in heat exchangers after 10-20 years. Have your oil furnace technician check the heat exchanger

during the next major service.

7.6 VENT

The pitch of the vent connector is inadequate. This can result in spillage of combustion gases. The vent connector should be reconfigured so that it slopes 1/4" per foot up towards the outlet.



7.12 GENERAL COMMENTS

The oil burner motor cover is not fitted properly and the piece of wood is inadequate support. The vestibule cover should be modified or replaced.

The furnace responded to the thermostats call for heat and all major components were functional however, the furnace is 60 years old and is nearing the end of its service life. The need for furnace replacement should be anticipated. This type of furnace should be serviced annually.



WATER HEATER

8.6 SEISMIC RESTRAINT

The water heater is not secured to the wall. A seismic restraint should be installed to secure the water heater and prevent it from falling over during an earthquake. This prevents the gas and water lines from rupturing.



8.7 GENERAL COMMENTS

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

KITCHEN

9.3 FLOORING MATERIAL

The vinyl tile flooring is worn and is nearing the end of its service life. Flooring replacement should be considered.

9.4 VENTILATION

Ventilation in the kitchen is provided by a wall mounted fan that vents directly to the exterior. The vent fan is not functional. There is no vent fan in the kitchen. A vent fan is not required, however, consideration should be given to installing one.

BATHROOMS

HALLWAY BATHROOM

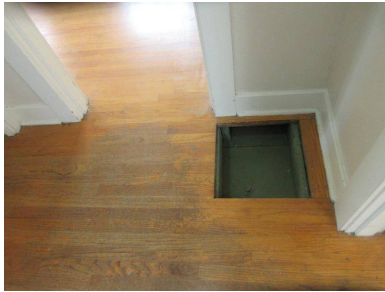
10.22 RECEPTACLES

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

INTERIOR

13.2 FLOORS

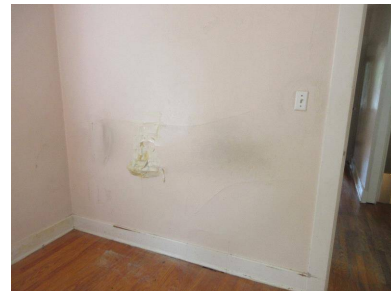
The large hole in the flooring is a hazard. We recommend the installation of a floor grate or other suitable cover.



13.3 WALLS AND CEILINGS

We observed damage to the surfaces of the ceilings in several areas of the home. Testing the observed areas with a moisture meter revealed no moisture present at the time of the inspection. The damages to the surfaces appear to be from old roof leaks. Damages are cosmetic and repairs are optional.

There are notable signs of damage on the walls. This is a cosmetic condition with this type of construction and does not indicate a structural deficiency. The cracks should be repaired, nails reset, seams repaired and painted over.



13.6 WINDOWS

There is condensation or mineral deposits between the panes of glass in one of the insulated glass window panes located in the living room. This indicates a failed seal. The glass assembly should be replaced, which is the only method for correcting this deficiency.



Glass in the basement bathroom window is cracked. This is a safety concern. Broken glass should be replaced.

Several of the windows are stuck. They should be adjusted or repaired as necessary to restore proper operation.



The glass in the back door is not tempered safety glass. Tempered glass can be identified by the etched emblem in one corner of each pane. A higher margin of safety could be achieved if the glass was approved safety glass. Consideration should be given to replacing the glass as a safety upgrade.



13.7 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.

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

At least one carbon monoxide monitor should be installed for each floor. The best place to install the monitor is in an open area near the gas appliance.

13.8 DOOR BELL

The doorbell is not working. It should be repaired as necessary.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

14.1 MASONRY FIREPLACES

Deterioration of the fire brick was observed inside the firebox. Loose bricks should be reset, cracks and voids should be filled with refractory cement.



14.3 HEARTH

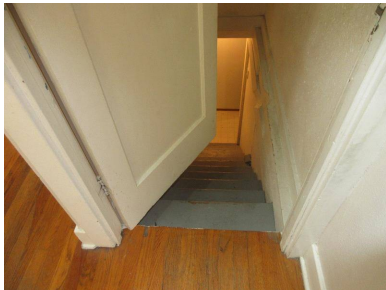
The hearth in front of the firebox does not extend out far enough. This is a safety concern. The hearth should stick out 18" in front of and 12" to either side of the fire box. Portable hearth extensions are available for this type of application. The hearth should be modified as necessary.



BASEMENT

18.2 STAIRS

The landing for the steps is missing. This creates a potential trip hazard. Stair landings should be 36" square. Consideration should be given to modifying the steps. If this proves to be too impractical or expensive, then you should reverse the door swing.



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



The head clearance above the stairs is less than the normal 6'- 8" presently required. This could result in head injuries. To reduce the risk of head injuries, padding should be installed at low points and/or care should be exercised when using these 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.



18.4 BASEMENT WALKOUT

The basement walkout stairs are non-conforming due to the variable and/or excessive rise and head clearances. 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.



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

2.1 ROOF WATER DRAIN SYSTEM

The building lacks a roof water drain system. Roof water discharging on the ground adjacent to the foundation wall is 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 crawlspaces and basements. Consideration should be given to installing a below grade drain system to divert roof water away from the foundation system. Consult with a drain systems specialist for additional information and cost estimates.

2.5 DRIVEWAY

Cracks were observed in the concrete driveway apron. 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

3.1 PRIMARY EXTERIOR WALL CLADDING

Sections of siding are cracked or missing. Consideration should be given to replacing the damaged siding or installing flashing and/or caulk to prevent moisture or pest entry into these areas.



3.2 PEST CONTROL

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



3.4 GUTTERS AND DOWNSPOUTS

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



3.5 PAINT

Localized areas of peeling paint were noted on numerous trim boards. Paint protects the wood from cupping, checking, warping and rot. These areas should be scraped, primed and repainted.



The window glazing is cracked and deteriorated. Glazing helps secure the glass pane and prevents water intrusion into the window frame. Removing and replacing deteriorated glazing is recommended.



3.10 EXTERIOR WINDOWS

One of the lower bathroom window sills is water damaged. Repair or replacement of the damaged window sills is recommended.

ROOF

4.3 CHIMNEYS

The top of the masonry chimney does not have a spark arrestor/rain cap. The installation of a spark arrestor/rain cap 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.



4.5 MAINTENANCE AND REPAIRS

The roof is in need of routine maintenance. The surface should be treated for moss, lichen, and algae growth. Then the vegetation debris can be removed by brushing and washing off with a high volume low pressure hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.

ATTIC

5.2 VENTILATION

The attic space is only minimally vented. The installation of some additional attic ventilation is recommended, particularly if additional attic insulation is going to be installed.

5.3 MECHANICAL VENTILATION SYSTEMS

Flexible plastic duct is used to direct air from the vent fan to the exterior. This type of material is unreliable. Replacing the plastic duct with 4" smooth-wall sheet metal duct is recommended.



BATHROOMS

BASEMENT BATHROOM

10.4 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.

10.10 COUNTERTOP

The side backsplash is missing. The installation of a backsplash is recommended.

HALLWAY BATHROOM

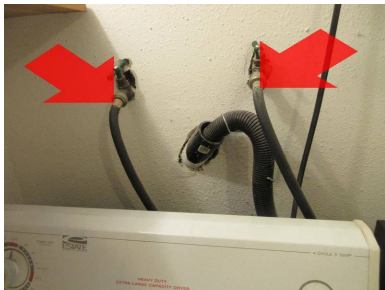
10.18 SINK

The sink overflow is set too high in the sink. Caution when filling the sink is advised to prevent flooding.

LAUNDRY ROOM

11.1 APPLIANCES

High pressure (steel braided) washer line connections is recommended.



STRUCTURE

17.4 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 house, the better resistance it will have to seismic activity. Due to the age of the house, there are no anchor bolts. The installation of anchor bolts should be considered as an upgrade.

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.

Shelley

Sincerely,

Terry Clark
206-660-9200
Clark Inspections Inc.

Confidential Inspection Report

**1520 NE 175th St.
Seattle, WA 98115**

June 14, 2022

Prepared for: Robin Shelley

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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6/15/2022

**Ms. Robin Shelley
1520 NE 75th St.
Seattle,WA**

Dear Robin,

Thank you for inviting Clark Inspections 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;

1520 NE 175th St.

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

Clark Inspections

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

1.1 DATE OF INSPECTION:

6/14/2022.

1.2 INSPECTOR'S NAME:

Terry Clark.

1.3 CLIENT NAME:

Ms. Robin Shelley.

1.4 MAILING ADDRESS:

1520 NE 75th St.
Seattle WA.

1.5 CLIENT E-MAIL ADDRESS

sheryl.patterson@wedbush.com.

1.6 ADDRESS OF PROPERTY INSPECTED

1520 NE 175th St.
Seattle WA.



Southeast elevation



North elevation

CLIMATIC CONDITIONS:

1.7 WEATHER:

Partly Cloudy.

1.8 APPROXIMATE OUTSIDE TEMPERATURE:

57 degrees.

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

South.

1.10 ESTIMATED AGE OF BUILDING:

The building is approximately 96 years old.

1.11 BUILDING TYPE:

Single family residence.

1.12 SPACE BELOW GRADE:

Basement.

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.

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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.

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

The building lacks a roof water drain system. Roof water discharging on the ground adjacent to the foundation wall is 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 crawlspaces and basements. Consideration should be given to installing a below grade drain system to divert roof water away from the foundation system. Consult with a drain systems specialist for additional information and cost estimates.

2.2 GRADING

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

2.3 VEGETATION

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

2.4 OIL TANK

A buried oil tank is on this property. The condition of the tank was not determined, testing of which is beyond the scope of this inspection. Having the tank checked for water intrusion and/or leakage prior to closing is recommended. Testing for contaminated soil in and around the oil tank is beyond the scope of this inspection.

Fuel oil tanks often contain fuel which, if the tank deteriorates, could leak out into the soil. The leaking oil can contaminate ground water, surface water, storm sewers, and can cause vapor problems in nearby buildings. Under the state Model Toxics Control Act, the tank owner may be held liable for damage caused by a leaking tank. Clean-up of contaminated soil from a leaking fuel oil tanks can run into the hundreds or even thousands of dollars.

Neither the federal government nor Washington State regulates the use or operation of residential heating oil tanks. However, some local governments have requirements or guidelines for closing and removing these tanks. Before you remove your tank, talk to your local Fire Marshal and city or county building department. Ask about permits, inspections or other requirements that may apply to residential heating oil tank closure or removal. In most cases the tank can be pumped out, rinsed, capped off and left in place.

2.5 DRIVEWAY

Cracks were observed in the concrete driveway apron. 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.

2.6 PATIO

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

2.7 WALKWAY

The walkway 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 walkway or by removing and replacing it. Grinding down the raised edges of the concrete will also mitigate the hazard. The walkway remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Repairs

should be made as necessary.

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.

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



2.8 FENCES AND GATES

The gate needs repair, gate posts should be replaced as necessary to restore 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

Asbestos cement shingles are used as an exterior wall cladding. Asbestos cement shingles are a durable material that will not burn, rot or dent. However, they are brittle and will crack if exposed to a sharp impact or if they are not properly installed. The shingles will hold paint tenaciously. The asbestos in the cement matrix typically only becomes a problem when the material is cut, drilled or sanded. It is best not to disturb this material. If properly installed asbestos cement shingles will last the lifetime of the building.

The siding is vulnerable to damage where it has been close to or in contact with the roofing material. The siding should be modified and a minimum of a 2" clearance should be maintained between the top of the roofing and bottom of the siding.

Sections of siding are cracked or missing. Consideration should be given to replacing the damaged siding or installing flashing and/or caulk to prevent moisture or pest entry into these areas.



3.2 PEST CONTROL

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



3.3 SOFFITS AND OVERHANGS

The roof lacks overhangs on the gable ends. Overhangs protect the exterior walls, windows, doors, siding and exterior finish from the ravages of direct rainfall. Houses without overhangs will generally require more frequent exterior maintenance and are also more likely to suffer from moisture related problems in the exterior walls. Regular maintenance of gutters, exterior finishes and 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. Gutters should be cleaned regularly to prevent clogging and overflow.

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



3.5 PAINT

Localized areas of peeling paint were noted on numerous trim boards. Paint protects the wood from cupping, checking, warping and rot. These areas should be scraped, primed and repainted.

The window glazing is cracked and deteriorated. Glazing helps secure the glass pane and prevents water intrusion into the window frame. Removing and replacing deteriorated glazing is recommended.

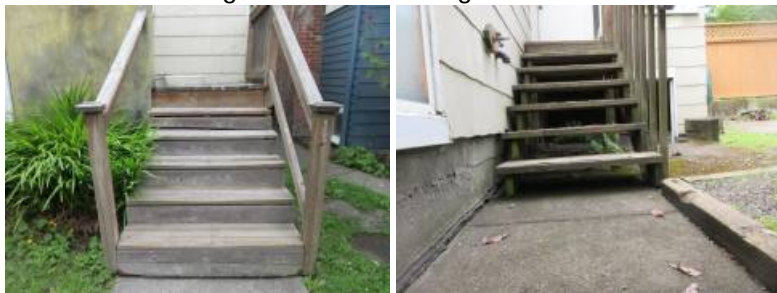


3.6 PORCH

The front porch is in good condition.

3.7 PORCH STEPS

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



3.8 PORCH RAILING

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 porch railing is recommended if small children are

present.



3.9 EXTERIOR DOORS

The exterior doors are properly installed and are functioning as intended.

3.10 EXTERIOR WINDOWS

One of the lower bathroom window sills is water damaged. Repair or replacement of the damaged window sills is recommended.



3.11 CHIMNEYS

Mortar deteriorated in the corbeled areas adjacent the chimney. This has led to accelerated deterioration of the brick masonry. Damaged areas can be repaired by filling in cutout or defective mortar joints with fresh mortar. (Tuck pointing)

Moss/vegetation was observed in several areas around the chimney. This will lead to accelerated deterioration of the brick masonry mortar. We recommend removal of all organic growth. Damaged areas can be repaired by filling in cutout or defective mortar joints with fresh mortar. (Tuck pointing)



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 roof is approximately 25 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 CHIMNEYS

The top of the masonry chimney does not have a spark arrestor/rain cap. The installation of a spark arrestor/rain cap 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 utility chimney is deteriorated above the roof line. This is a safety concern. Rebuilding the chimney is recommended.



4.4 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.

4.5 MAINTENANCE AND REPAIRS

The roof is in need of routine maintenance. The surface should be treated for moss, lichen, and algae growth. Then the vegetation debris can be removed by brushing and washing off with a high volume low pressure hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.

Moss growth is usually greatest on north-facing roofs, roof areas shaded by trees and other places that are not exposed to enough sun to dry out. Moss growth once established acts like a sponge, soaking up and storing rainwater. Some of that water then wicks up under the shingles through capillary action and soaks into and through the roof underlayment, which is typically 15- or 30-pound felt. Eventually, it saturates the roof sheathing below.

4.6 GENERAL COMMENTS

The roof is nearing the end of its service life. Significant wear and deterioration was observed. The need for replacement should be anticipated within 1-3 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 hallway. The attic was inspected from the access hole only.

The access opening to the attic is too small by today's standards. The rough framed opening should not be less than 22 inches by 30 inches. Modification of the access opening is recommended for inspection and servicing of components in the attic.



5.2 VENTILATION

The attic space is only minimally vented. Proper attic ventilation is particularly important in a well insulated attic or in an attic where additional insulation is going to be installed. In the winter or cold weather water vapor in the home rises up into the attic. When the water vapor comes in contact with cold surfaces of the roof sheathing and framing it condenses and remains as water. This water can drip down on the insulation and decrease its effectiveness, will rot or deteriorate roof sheathing, cause mold and mildew growth, cause plaster or wall board to crack, paint to peel and will reduce the serviceable life of the roofing material.

Excessive attic space moisture can be avoided by having proper cross flow ventilation. The installation of some additional attic ventilation is recommended, particularly if additional attic insulation is going to be installed. One square foot of free vent area for each 300 square feet of attic space is the ratio commonly used in determining the quantity of attic ventilation. Vents should be evenly divided between the eaves and ridge, whenever possible.

There are two types of ventilation systems that are typically used in today's design and construction. Natural (passive) and Mechanical (pressure). Passive attic ventilation allows for moisture laden air, that migrates into the attic from the living space below to move out into the atmosphere without forming condensation on cool surfaces within the attic. This method used in design and construction is the most efficient and time tested.

The following are just a few of the conditions that may develop if soffit vents, roof and ridge vents are either missing, obstructed, inadequate, or simply not installed:

When water vapor comes in contact with cold surfaces of the roof sheathing and framing it condenses and remains as water. This water can drip down on the insulation and decrease its effectiveness, will rot or deteriorate roof sheathing, cause mold and mildew growth, cause plaster or wall board to crack, paint to peel and will reduce the serviceable life of the roofing material.

Pressure induced attic ventilation ie: attic fans, solar fans or other systems that mitigate moisture amounts may be necessary due to certain conditions found within some buildings. However the pressure increase or decrease of the ambient air of the living space may affect the performance of and/or venting of gas appliances or fireplaces when in use creating conditions may be hazardous to your health. These are designed systems that should be installed by a qualified contractor.

5.3 MECHANICAL VENTILATION SYSTEMS

Flexible plastic duct is used to direct air from the vent fan to the exterior. This type of material is unreliable. Replacing the plastic duct with 4" smooth-wall sheet metal duct is recommended.



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.

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:

6.1 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 100. Copper wire is used throughout the building. A combination of Knob and Tube wiring and Non-metallic sheathed cable (Romex) is used throughout the building. The grounding of the service is provided by a water pipe.

6.2 SERVICE DROP

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

6.3 SERVICE PANEL LOCATION

The service panel is located in the basement.

6.4 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.

6.5 SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS

The service entrance conductors are #2 aluminum and have an ampacity of 100 amps. The service entrance conductors are properly installed and in serviceable condition.

6.6 SERVICE AMPACITY

The capacity of the electrical service is 100 amps. A 100 amp service is adequate for this house with the existing electrical equipment. There is also room to add additional circuits if necessary.

6.7 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.

6.8 SERVICE PANEL

The electrical service panel is properly installed and in serviceable condition except where noted below.

Neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug. An individual terminal should be provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished. The services of a qualified electrical contractor should be retained to repair the circuit(s).

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.

**6.9 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.

6.10 WIRING

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

Improperly modified knob and tube wiring was observed in the attic. This is a fire hazard. The services of a qualified electrical contractor should be retained for repairs.

Splices in cable made outside of a junction box were observed in the attic. This is a fire hazard. The splices should be made inside an approved box with a cover.



6.11 ALUMINUM WIRING

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6.12 RECEPTACLES

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

Testing revealed numerous open grounds (ungrounded receptacles) Open grounds are a potential hazard and could damage some electronic equipment. All receptacles with open grounds should be repaired in accordance with applicable electrical codes.

The cover plate is damaged at the exterior receptacle. This is a shock and fire hazard. The installation of a weather tight cover plate is recommended.

There is a minimum number of receptacles in this house. The number of receptacles may be inadequate for your particular needs. Consideration should be given to adding additional electrical receptacles.

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



6.13 GFCI RECEPTACLES

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

The installation of additional GFCI protection in the kitchen, basement and exterior receptacles is recommended.

6.14 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.

6.15 LUMINARIES

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

The light fixtures in the closet and one in the basement are detached and are hanging from their wires. This is a hazard. The fixtures should be reattached and secured to the ceiling.



6.16 SWITCHES

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

6.17 CEILING FAN

Ceiling fans can fall from the ceiling if not properly installed. Verifying proper installation requires removal of the ceiling fan which is beyond the scope of this inspection. The fan should be installed on a special electrical box that is approved for use with a ceiling fan. The box should be securely fastened to the framing. The ceiling fan was tested and was functioning as intended.

HEATING SYSTEM

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

FORCED AIR HEATING SYSTEM - The following components were inspected:

7.1 GENERAL INFORMATION

Heat is provided by an oil fired forced air furnace. The furnace is located in the basement. The furnace is approximately 60 years old. The input rating of the furnace is 80,000 BTU. This BTU rating is typical of a home of this size and age.

7.2 IGNITION

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

7.3 BURNERS

The oil burner is in need of servicing and repair.

Oil burners should be serviced at least once a year by a qualified technician. Buried fuel oil tanks should be checked for leakage at least twice a year.

7.4 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.

7.5 HEAT EXCHANGER

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

7.6 VENT

The furnace uses a metal smoke pipe to carry combustion gases to the chimney.

The pitch of the vent connector is inadequate. This can result in spillage of combustion gases. The vent connector should be

reconfigured so that it slopes 1/4" per foot up towards the outlet.



7.7 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.

7.8 AIR FILTER

The air filter is located in the return air plenum adjacent to the furnace. The air filter should be cleaned or replaced at least 2-3 times during the heating season.

7.9 DUCTS

The ducts are constructed out of sheet metal. The ducts are properly installed and are performing their intended function.

7.10 THERMOSTAT

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

7.11 ELECTRICAL

There is no power disconnect or shut off switch in the vicinity of the furnace. The disconnect or switch is used to turn off the power to the furnace during servicing or repair. The lack of a disconnect or switch is a hazard. The installation of a shutoff switch is recommended.

7.12 GENERAL COMMENTS

The oil burner motor cover is not fitted properly and the piece of wood is inadequate support. The vestibule cover should be modified or replaced.

The furnace responded to the thermostats call for heat and all major components were functional however, the furnace is 60 years old and is nearing the end of its service life. The need for furnace replacement should be anticipated. 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:

8.1 LOCATION OF UNIT

The water heater is located in the basement.

8.2 GENERAL INFORMATION

The water heater is electric. The capacity of the water heater is 50 gallons. The water heater is approximately 11 years old. Water heaters of this type typically last about 10-15 years.

8.3 PRESSURE RELIEF VALVE

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

8.4 SHUTOFF VALVE

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

8.5 WATER CONNECTIONS AT TANK

The water connections at the tank are properly installed and are performing their intended function.

8.6 SEISMIC RESTRAINT

The water heater is not secured to the wall. A seismic restraint should be installed to secure the water heater and prevent it from falling over during an earthquake. This prevents the gas and water lines from rupturing.



8.7 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:

9.1 COUNTERTOPS

The countertops are covered with plastic laminate. The counter tops are properly installed and are in serviceable condition.

9.2 CABINETS

The kitchen cabinets is slightly worn. The cabinets are otherwise in serviceable condition.

9.3 FLOORING MATERIAL

The vinyl tile flooring is worn and is nearing the end of its service life. Flooring replacement should be considered.

9.4 VENTILATION

Ventilation in the kitchen is provided by a wall mounted fan that vents directly to the exterior. The vent fan is not functional. There is no vent fan in the kitchen. A vent fan is not required, however, consideration should be given to installing one.

9.5 SINK FAUCET

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

9.6 SINK

The surface of the sink is chipped. This is a cosmetic concern and does not affect the function of the sink. Replacement for better appearance should be considered.

9.7 DRAINS, TRAPS AND TRAP ARMS

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

9.8 RANGE

No tip out protection was installed for the range. This is a hazard for small children. We recommend tip out protection devices be installed.

9.9 OVEN

The oven was tested and was functioning as intended.

9.10 COOKTOP

The cooktop elements were tested and were functioning as intended.

9.11 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

10.1 LOCATION

Basement.

10.2 BATHTUB

The bathtub is properly installed and is in good condition.

10.3 TUB WALLS

The tub walls are properly installed and are in good condition.

10.4 FLOORING MATERIAL

The floor is covered with sheet vinyl and ceramic tile. The tile is properly installed and is in serviceable condition.

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.



10.5 TOILET

The toilet was flushed and was functioning as intended.

10.6 SINK

The bathroom 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 FAUCET FIXTURES

The faucet fixtures were tested and were functioning as intended.

10.9 CABINETS

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

10.10 COUNTERTOP

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

The side backsplash is missing. The installation of a backsplash is recommended.



10.11 VENTILATION

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

10.12 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. GFCI protected receptacles were found in this bathroom.

BATHROOM

10.13 LOCATION

Hallway.

10.14 BATHTUB

The bathtub is properly installed and is in good condition.

10.15 TUB WALLS

The tub walls are properly installed and are in good condition.

10.16 FLOORING MATERIAL

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

10.17 TOILET

The toilet was flushed and was functioning as intended.

10.18 SINK

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

The sink overflow is set too high in the sink. Caution when filling the sink is advised to prevent flooding.

10.19 DRAINS, TRAPS AND TRAP ARMS

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

10.20 FAUCET FIXTURES

The faucet fixtures were tested and were functioning as intended.

10.21 VENTILATION

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

10.22 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:

11.1 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.

High pressure (steel braided) washer line connections 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.

**11.2 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:

12.1 PLUMBING SYSTEM SPECIFICATIONS

The building is on a public water supply system. The building is connected to the municipal sewer system.

12.2 MAIN WATER SHUTOFF VALVE

The main water supply shutoff valve is located in the basement. It was not tested.

12.3 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.

12.4 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.

Galvanized steel pipe is also used for interior water supply pipes. Galvanized steel has a limited service life of 20-80 years. The temperature and PH of the water as well as the quality of the zinc plating all affect the service life. Galvanized steel pipes corrode inside. The corrosion or "scale" builds up inside the pipe and begins to constrict the flow of water causing a reduction in flow at faucets. The corrosion also eats through the walls of the pipes causing leaks. Sometimes leaks occur inside walls and above and below finished surfaces. These leaks may exist but may not be visible. All galvanized steel pipes will eventually need to be replaced.

12.5 WATER PRESSURE

The water pressure is 60 PSI This is in the normal range of 30-80 PSI.

12.6 DRAIN AND WASTE PIPES

Copper ABS plastic and cast iron pipe is used for drain, waste and vent pipes. All of the visible drain pipes were properly installed and functional. Copper, ABS and cast iron are durable, reliable materials 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".

12.7 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.

12.8 VENT PIPES

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

12.9 FAUCET FIXTURES

All faucet fixtures were tested and were functioning as intended.

12.10 HOSE BIBBS AND EXTERIOR SUPPLY PIPES

The hose bibbs are the old style that must be protected during freezing weather. This can be accomplished either by installing a foam cap over the bibb or by shutting off the water supply at the indoor gate valve opposite the bibb and then opening the bibb to allow the water to drain out.

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:

13.1 GENERAL COMMENTS

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

13.2 FLOORS

The large hole in the flooring is a hazard. We recommend the installation of a floor grate or other suitable cover.

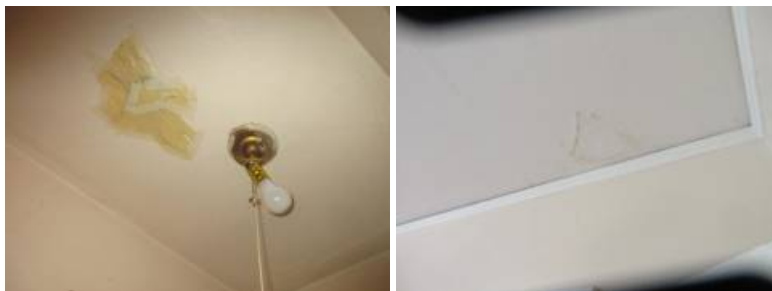
**13.3 WALLS AND CEILINGS**

There are minor flaws in the plaster finishes but, in general, the condition of the plaster indicates above average construction quality and an overall lack of movement in the structure over the years.

We observed damage to the surfaces of the ceilings in several areas of the home. Testing the observed areas with a moisture meter revealed no moisture present at the time of the inspection. The damages to the surfaces appear to be from old roof leaks. Damages are cosmetic and repairs are optional.

There are notable signs of damage on the walls. This is a cosmetic condition with this type of construction and does not indicate a structural deficiency. The cracks should be repaired, nails reset, seams repaired and painted over.

Joint compound used in walls and ceilings may contain asbestos. Determining asbestos content requires destructive testing and is beyond the scope of this inspection.





13.4 DOORS

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

13.5 CLOSET DOORS

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

13.6 WINDOWS

Window frames are constructed from wood and are single pane. All of the windows were tested and/or inspected. The windows are in good condition and are functioning as intended except where noted below.

There are several different types of windows installed in this house. Most are single pane except for the newer living room window which has insulated glass in it.

There is condensation or mineral deposits between the panes of glass in one of the insulated glass window panes located in the living room. This indicates a failed seal. The glass assembly should be replaced, which is the only method for correcting this deficiency.

Glass in the basement bathroom window is cracked. This is a safety concern. Broken glass should be replaced.

Several of the windows are stuck. They should be adjusted or repaired as necessary to restore proper operation.

The glass in the back door is not tempered safety glass. Tempered glass can be identified by the etched emblem in one corner of each pane. A higher margin of safety could be achieved if the glass was approved safety glass. Consideration should be given to replacing the glass as a safety upgrade.



13.7 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.

At least one carbon monoxide monitor should be installed for each floor. The best place to install the monitor is in an open area near the gas appliance.

13.8 DOOR BELL

The doorbell is not working. It should be repaired as necessary.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

14.1 MASONRY FIREPLACES

Deterioration of the fire brick was observed inside the firebox. Loose bricks should be reset, cracks and voids should be filled with refractory cement.



14.2 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.

14.3 HEARTH

The hearth in front of the firebox does not extend out far enough. This is a safety concern. The hearth should stick out 18" in front of and 12" to either side of the fire box. Portable hearth extensions are available for this type of application. The hearth should be modified as necessary.



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:

15.1 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).

15.2 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.

15.3 LEAD PAINT

Lead paint may be present in or around this building. Lead was used extensively in paint until 1978. Most buildings 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.

15.4 ASBESTOS

Asbestos may be present in various building materials. Care should be taken when remodeling to avoid introducing friable asbestos fibers into the air.

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:

16.1 ATTIC INSULATION

The attic is insulated with blown in rockwool insulation. The approximate R value of this insulation is 11. 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.

16.2 WALL INSULATION

The exterior walls are not insulated. The installation of wall insulation can be accomplished by boring 2" holes in the drywall or plaster and injecting cellulose into the wall cavity.

16.3 FLOOR INSULATION

The floor is not insulated. This allows significant heat loss to occur through the floor. The installation of floor insulation is recommended.

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:

17.1 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 subfloor is shiplap. The stud walls are constructed from 2 X 4 dimensional lumber. The exterior wall sheathing is shiplap boards. The roof structure is conventionally framed out of dimensional lumber. The roof sheathing is shiplap.

17.2 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.

17.3 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.

17.4 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 house, the better resistance it will have to seismic activity. Due to the age of the house, there are no anchor bolts. The installation of anchor bolts should be considered as an upgrade.

17.5 BEAMS AND POSTS

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

17.6 FLOOR JOISTS

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

17.7 SUBFLOORING

The visible portions of the subfloor are properly installed and are functioning as intended.

17.8 WALLS

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

17.9 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.

17.10 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.

17.11 CARPORT

The carport is a wood frame structure built on concrete pier footings. The carport roof structure is constructed in a manner typical of carports of this type and age. No major defects or deficiencies were observed and the carport is performing its intended function.

BASEMENT

Basements are portions of the house that are below grade. Any below grade portion of the house is vulnerable to water intrusion. Water intrusion can take the form of water migrating up through the floor or foundation wall, or dampness which usually manifests in mold/mildew and/or efflorescence on the foundation walls and/or floor. Water intrusion is often seasonal and in many cases only occurs during periods of extensive rainfall. The basement often contains major components of the structure, plumbing, heating and electrical systems. These components are discussed under their respective headings.

The following observations were made in the basement:

18.1 PEST CONTROL

Wood boring insect activity in the Puget Sound area usually does not occur unless there is a ventilation problem inside or underneath the house, a water leakage/rotting condition in the house or significant quantities of soil to untreated wood contact in a crawlspace or outside around the house 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 house. 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 house 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 house 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.

18.2 STAIRS

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

The landing for the steps is missing. This creates a potential trip hazard. Stair landings should be 36" square. Consideration should be given to modifying the steps. If this proves to be too impractical or expensive, then you should reverse the door swing.

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

The head clearance above the stairs is less than the normal 6'- 8" presently required. This could result in head injuries. To reduce the risk of head injuries, padding should be installed at low points and/or care should be exercised when using these 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.



18.3 BASEMENT WALLS

Efflorescence was observed on the foundation wall. Efflorescence looks like lines of a fine white powder stuck to the wall. It is actually mineral salts that are left over after the water that carries them through the concrete or masonry evaporates.

Efflorescence is a slow process that indicates long term exposure to moisture. Efflorescence is not toxic and can be easily

removed. However, continued exposure of the foundation wall to moisture will cause it to return. To eliminate efflorescence you must reduce moisture on the outside of the foundation wall.

18.4 BASEMENT WALKOUT

The basement walkout stairs are non-conforming due to the variable and/or excessive rise and head clearances. 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.

