Windermere
REAL ESTATE

NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ ("Buyer") and **Kevin J Hafer Revocable Living** ("Seller") concerning **8317 NE 120th Pl Kirkland WA 98034** ("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.

AuthentiSIGN
Kevin Hafer, Trustee 06/04/24

Seller 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

Home Comfort ALLIANCE

Home Comfort Alliance
9680 153rd Ave NE
Redmond, WA 98052
(425) 881-7920

Invoice 199301583
Invoice Date 6/12/2024
Completed Date 6/12/2024
Customer PO
Payment Term Due Upon Receipt

Billing Address
Kevin Hafer
803 9th Avenue South
Edmonds, WA 98020 USA

Job Address
Kevin Hafer 41777
8317 Northeast 120th Place
Kirkland, WA 98034 USA

Description of work

Task #	Description	Quantity	Price	Total
T&M - Labor	6/12/24 Inspected electrical panels to find what home inspector had issue with. Previous electrician daisy chained (2) single pole arc fault breakers to share a neutral. Replaced with (2) pole arc fault. Replaced (2) 20A single pole sharing neutral with 2-pole to have handle tie. X2	1.00	$469.00	$469.00
T&M - Material	Electrical material - breakers	1.00	$269.49	$269.49

Sub-Total	$738.49
Tax	$76.06
Total Due	$814.55
Payment	$0.00
Balance Due	$814.55

Thank you for choosing Home Comfort Alliance

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

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6/12/2024
I find and agree that all work performed by Home Comfort Alliance has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

.

6/12/2024

White Glove Home Improvement

19522 NE 181st Street | Woodinville, Washington 98077
425.765.5856 | info@whitegloveteam.com |
http://www.whitegloveteam.com/

RECIPIENT:

Kevin & Tricia Hafer
8317 Northeast 120th Place
Kirkland, Washington 98034

Invoice #14230

Issued	Jun 12, 2024
Due	Jun 12, 2024
Paid	Jun 12, 2024
Total	**$1,892.77**

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jun 12, 2024				
Labor	Hourly labor charge Install 4 GFCIs - garage Installed (2) two new GFCI plugs with three cover plates COMPLETE	1.5	$110.00	$165.00
Labor	Hourly labor charge Garage - fire block at garage door brackets COMPLETE	0.5	$110.00	$55.00
Labor	Hourly labor charge Patch and paint holes from baby gate - top of stairs Owner has paint COMPLETE	0.5	$110.00	$55.00
Labor	Hourly labor charge Repair or replace robe hook COMPLETE	0.5	$110.00	$55.00
Labor	Hourly labor charge Master bed Paint base trim behind bed COMPLETE	1	$110.00	$110.00
Labor	Hourly labor charge - master bath Caulk tub to wall and caulk backsplash to counter-vanity COMPLETE	1.25	$110.00	$137.50
Labor	Hourly labor charge Install smoke and Co2 per law	2.5	$110.00	$275.00

White Glove Home Improvement

19522 NE 181st Street | Woodinville, Washington 98077
425.765.5856 | info@whitegloveteam.com |
http://www.whitegloveteam.com/

Product/Service	Description	Qty.	Unit Price	Total
Labor	Hourly labor charge Upstairs guest bath - caulk tub to floor COMPLETE	0.75	$110.00	$82.50
Labor	Hourly labor charge Exterior man door to garage - longer hinge screws / trim if needed Complete	1.5	$110.00	$165.00
Materials	Hinge repair kit, multiple types of caulking, painting supplies, miscellaneous truck supplies, Co2 detectors (2), hardwired smoke detectors (8)	1	$562.51	$562.51
Credit card fee 3.5% (disregard if paying cash or check)		1	$58.19	$58.19*

PAID

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	$1,720.70
1726 (10.35%)	$172.07
Total	$**1,892.77**
Paid	– $1,892.77
Invoice balance	$**0.00**

White Glove Home Improvement

19522 NE 181st Street | Woodinville, Washington 98077
425.765.5856 | info@whitegloveteam.com |
http://www.whitegloveteam.com/

RECIPIENT:

Kevin & Tricia Hafer
8317 Northeast 120th Place
Kirkland, Washington 98034

Invoice #14236

Issued	Jun 14, 2024
Due	Jun 14, 2024
Paid	Jun 14, 2024
Total	**$250.47**

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jun 14, 2024				
Labor	- hose bib is leaking. repair or replace I was not able to repair at this time. Recommend calling a plumber - back patio door not latching properly. adjust so the latch works I cleaned and lubed both sets of French door stationary latches and they function as they should, also lubed the catch mechanism - Set of blinds is bowing and needs adjusted Pulled blind and reset hanging brackets. Reinstalled valance but it still has a slight bow from being installed wrong for so long. Adjusted all the other valances to look level as well.	2	$110.00	$220.00
Credit card fee 3.5% (disregard if paying cash or check)		1	$7.70	$7.70*

PAID

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	$227.70
1726 (10.35%)	$22.77
Total	**$250.47**
Paid	– $250.47
Invoice balance	**$0.00**

Willards Pest Control Co dba NNWC
13609 NE 126 Place Suite 150
Kirkland, WA 98034
(425) 820-1980

Invoice

8317 NE 120th PL

INVOICE NO. **434350**

ACCOUNT NUMBER **45033**

INVOICE DATE **06/12/2024**

LICENSE **13372**

DUE DATE (NET 0 TERMS) **Upon Receipt**

AMOUNT DUE **$193.03**

Kevin Hafer
8317 NE 120th PL
Kirkland, WA 98034

Kevin Hafer (Acct #: 45033)

ITEM	QUANTITY	PRICE	SUBTOTAL
Inspection	**1**	**$175.00**	**$175.00**

Additional Notes

Inspection of the attic showed only old signs of rodents. No new signs of rodents were identified and no new access points were identified. Previous exclusion was identified near the roof line of the front chimney, which appears to be in good working order. A full cleanout of the attic will be needed. A bid will be emailed to you.

A FINANCE CHARGE OF $10.00 WILL BE MADE ON UNPAID BALANCES AFTER 30 DAYS

National Emergency Poison Control: (800)222-1222

Subtotals	**$175.00**
Total Discounts	**$0.00**
Taxes	**$18.03**
Invoice Total	**$193.03**
Amount Paid	**$0.00**
Amount Due	**$193.03**

May 2, 2024

Mr. Kevin Hafer

, .

Re: 8317 NE 120th Pl.
Kirkland, WA.

Dear Kevin;

At your request, a visual inspection of the above referenced property was conducted on 05/01/2024. 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

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

One or more of the wooden dividers separating the concrete driveway sections were infested by wood destroying organisms and have deteriorated to a point where they are becoming a trip hazard. Replacement with mortar is recommended.

WALKWAY
One or more of the wooden dividers separating the concrete walkway sections were infested by wood destroying organisms and have deteriorated to a point where they are becoming a trip hazard. Replacement with mortar is recommended.

The raised edge of the concrete can be a trip hazard for some people. Grinding down the raised edge of the concrete will mitigate the hazard. Repairs should be made as necessary.

BUILDING EXTERIOR

PAINT

The paint on the high exposure areas of the exterior is deteriorated. Paint protects the wood from cupping, checking, warping and rot. Repainting the exposed areas is recommended.

GARAGE

ATTACHED GARAGE

GARAGE DOOR OPENER

The garage door opener was tested and was functional. The auto stop reverse safety switch was functioning as intended.

The Photo-eye beam was installed to high above the floor of the garage to adequately offer protection for small children and/or pets. We recommend that the photo-eye be lowered to within 4-6" of the floor.

FIRE SEPARATION

The cover for the attic access is missing. This is a safety concern. The gypsum barrier on the ceiling slows the spread of a fire from the garage to the attic. The installation of an access cover is recommended.

There are voids (adjacent the overhead door brackets) in the fire resistive barrier between the living space and garage that will allow flames to penetrate. The gypsum barrier slows the spread of a fire from the garage to the

structure and/or living space. Patching the voids with a fire retardant caulk is recommended.

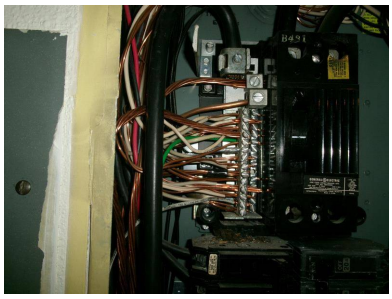
The exposed wood is a breech in the fire resistive barrier in the garage. This is a safety concern. The gypsum barrier slows the spread of a fire from the garage to the structure. The installation of a layer of 5/8" gypsum type X board over the exposed wood is recommended.

Several of the holes are not covered. Consideration should be given to "fire taping" the entire drywall as a safety upgrade.

ELECTRICAL SYSTEM

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).



RECEPTACLES

The cover plate is missing from a receptacle in the garage. This is a shock and fire hazard. The installation of a cover plate is recommended.

GFCI RECEPTACLES
The installation of additional GFCI protection in the garage is recommended.

KITCHEN

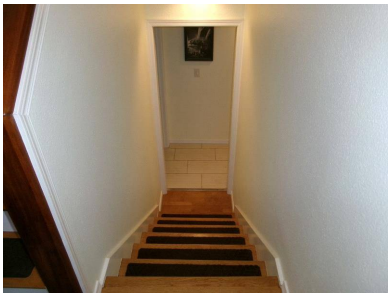
AIR GAP
The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap above the flood rim of the sink is recommended or connecting to the existing Johnson Tee that is installed in the exterior kitchen wall. This (air gap) or Johnson Tee protects the dishwasher from contamination caused by a backflow of waste water.

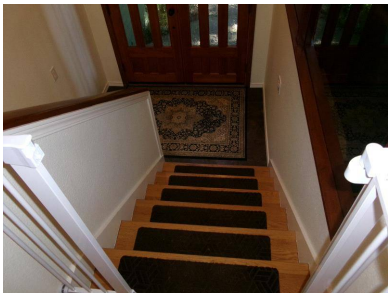
RANGE
No tip out protection was installed for the range. This is a hazard for small children. We recommend tip out protection devices be installed.

INTERIOR

STAIRS
There is no graspable handrail along the upper portion of the stairs. This is a safety hazard. The installation of a graspable handrail should be considered as a safety upgrade.

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





WINDOWS
The lower window glass is not labeled as tempered safety glass. The existing glass is nonconforming by current building standards and would be hazardous if broken. The installation of safety glass is recommended as a safety upgrade for all windows less than 18" from the walking surface.

SMOKE DETECTORS
There are no functioning smoke detectors in this house. This is a significant hazard. This installation of at least one smoke detector in each bedroom and one in the hall outside of the bedroom is recommended.

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.

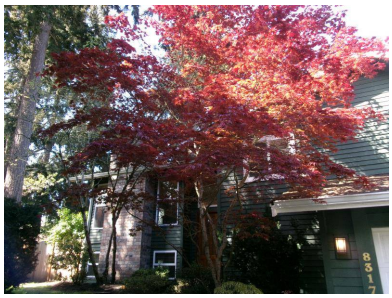
DOOR BELL
The doorbell is not working. It should be repaired as necessary.

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

VEGETATION
Trees are touching the building on the southeast side. Low hanging tree branches can damage the roof, gutters, siding, doors and/or windows. Tree branches should be trimmed back where necessary.

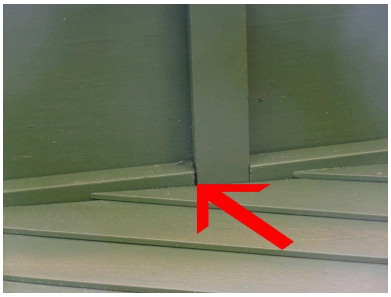


BUILDING EXTERIOR

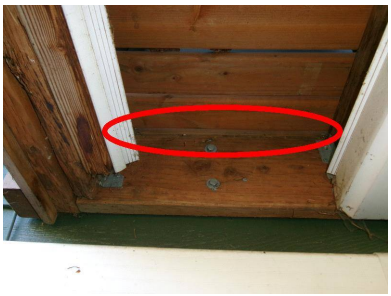
SOFFITS AND OVERHANGS
There are openings at the intersection adjacent the chimney and roof through which birds and rodents can enter into the attic. These openings should be covered with wood, wire mesh or filled with aerosol foam.


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





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



EXTERIOR DOORS
The exterior garage door rubs on the floor making it difficult to open and close. The door should be repaired as necessary to improve operation.

Wood doors are undesirable for use at any location that has chronic exposure to rainfall or water splash. Consideration should be given to upgrading the exposed wood door to aluminum or vinyl clad door.

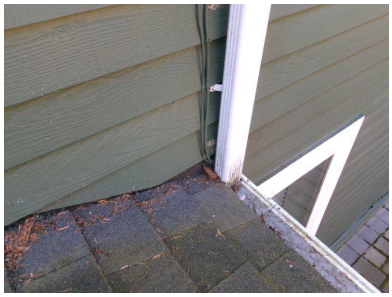
ROOF

CHIMNEYS

Moss/vegetation was observed in several areas around the upper portion of 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)

FLASHINGS

There is no kick out flashing at the roof edge to wall intersection above the gutter. This will allow water to enter the wall behind the siding. The installation of a kick-out flashing is recommended.



MAINTENANCE AND REPAIRS

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

ATTIC

MECHANICAL VENTILATION SYSTEMS

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

PEST CONTROL

There is evidence of rodent activity in the attic. The first step in eliminating rodents from 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 further activity. Once this work is completed, snap traps baited with peanut butter should be installed and monitored. The absence of rodents in the traps typically means that the rodents have been excluded from the area.

HEATING SYSTEM

FORCED AIR HEATING SYSTEM

GENERAL COMMENTS

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

WATER HEATER

EXPANSION TANK

The expansion tank is not adequately secured to the wall. As code requirements start to call for engineered expansion tank supports we recommend the installation of seismic restraints to secure the expansion tank instead of allowing it to simply depend on piping connections that could result in damage to the water pipe and leakage during an earthquake.

BATHROOMS

LOWER FLOOR BATHROOM

FAUCET FIXTURES

The shower spout connection(s) are loose. Repairs are recommended.

HALLWAY BATHROOM

FLOORING MATERIAL

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

COUNTERTOP

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

PRIMARY BEDROOM BATHROOM

BATHTUB
The bathtub is properly installed and is in good condition however the drain is slow. We recommend the trap be cleaned of grease, hair and/or sludge etc. and if this does not correct the problem we recommend the lines be "snaked" by a professional sewer cleaning service.

FLOORING MATERIAL
Grout is missing from between some of the floor tiles. This can allow water to enter through the tile and can damage the underlayment. Replacing the missing grout is recommended.

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

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

LAUNDRY ROOM

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

PLUMBING SYSTEM

WATER PRESSURE
The water pressure at 90 PSI is excessive. The normal range is 30-80 PSI. High water pressure can result in leaking valves, detached supply tubes, water hammer and is hard on solenoid valves. Consideration should be given to the installation of a pressure reduction valve.

INTERIOR

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

CLOSET DOORS
The floor guides are missing from the bypass closet doors in the bedroom. Missing floor guides could result in

damage to the doors. The installation of floor guides is recommended.

INSULATION

ATTIC INSULATION

The attic is insulated with wood fiber and blown in rockwool insulation. Additional fiberglass batt insulation has been installed over the top in portions of the attic. The approximate R value of this insulation is 22. This provides moderate resistance to heat transfer. Adding additional insulation to achieve an R value of 41 is recommended to reduce heat loss through the ceilings.

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

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

Sincerely,

Terry Clark
206-660-9200
Clark Inspections

Clark Inspections
3834 Golden Eagle Loop SE
Olympia WA 98513
206-660-9200
clarkinspections@gmail.com

Report: Kevin Hafer

Confidential Inspection Report

8317 NE 120th Pl.
Kirkland, WA 98034

May 1, 2024

Prepared for: Kevin Hafer

Inspection Table of Contents

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:	5/1/2024.
INSPECTOR'S NAME:	Terry Clark.
CLIENT NAME:	Mr. Kevin Hafer.
ADDRESS OF PROPERTY INSPECTED	8317 NE 120th Pl. Kirkland, WA.

East elevation

Southwest elevation

CLIMATIC CONDITIONS:

WEATHER:	Partly Cloudy.
APPROXIMATE OUTSIDE TEMPERATURE:	50 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	East.
ESTIMATED AGE OF BUILDING:	The building is approximately 48 years old.
BUILDING TYPE:	Single family residence.
SPACE BELOW GRADE:	Slab on grade, Ground floor living area.

SCOPE, PURPOSE AND LIMITATIONS

RESIDENTIAL

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

The major components in this report are categorized. General information is given on the

type of materials and construction methods. Specific information is given pertaining to the condition of a component and applicable repair and maintenance work that may be required.

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

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

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

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

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

GENERAL COMMENTS

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.

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:

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.

If water entry problems develop within the living space, consideration should be given to installing a below grade drain system to divert roof water away from the foundation system.

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.

VEGETATION

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

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

DRIVEWAY

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

One or more of the wooden dividers separating the concrete driveway sections were infested by wood destroying organisms and have deteriorated to a point where they are

becoming a trip hazard. Replacement with mortar is recommended.


PATIO

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

WALKWAY

One or more of the wooden dividers separating the concrete walkway sections were infested by wood destroying organisms and have deteriorated to a point where they are becoming a trip hazard. Replacement with mortar is recommended.

The raised edge of the concrete can be a trip hazard for some people. Grinding down the raised edge of the concrete will mitigate the hazard. 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.

FENCES AND GATES

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

BUILDING EXTERIOR

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

The following components were inspected:

PRIMARY EXTERIOR WALL CLADDING

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

PEST CONTROL

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

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 building 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, 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 installed between the concrete and wood. For additional information and treatment options, you should retain the services of a qualified pest control operator.

SOFFITS AND OVERHANGS

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

There are openings at the intersection adjacent the chimney and roof through which

birds and rodents can enter into the attic. These openings should be covered with wood, wire mesh or filled with aerosol foam.

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

GUTTERS AND DOWNSPOUTS

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

PAINT

The paint on the high exposure areas of the exterior is deteriorated. Paint protects the wood from cupping, checking, warping and rot. Repainting the exposed areas is recommended.

DECK

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

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

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

PORCH The front porch is in good condition.

EXTERIOR DOORS The exterior doors are properly installed and are functioning as intended except where noted below.

The exterior garage door rubs on the floor making it difficult to open and close. The door should be repaired as necessary to improve operation.

Wood doors are undesirable for use at any location that has chronic exposure to rainfall or water splash. Consideration should be given to upgrading the exposed wood door to aluminum or vinyl clad door.

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:

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 8 years old.

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.

CHIMNEYS

The visible portion of the masonry chimney is properly constructed and is in good condition.

Moss/vegetation was observed in several areas around the upper portion of 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)

GAS APPLIANCE VENTS

The visible portions of the gas appliance type B vents are properly installed and in good condition.

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.

There is no kick out flashing at the roof edge to wall intersection above the gutter. This will allow water to enter the wall behind the siding. The installation of a kick-out flashing is recommended.

MAINTENANCE AND REPAIRS

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

GENERAL COMMENTS

The roofing material was properly installed and is in serviceable condition. With proper

care and maintenance this roof should remain serviceable for up to 12 more years.

ATTIC

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

The following components were inspected:

ACCESS The attic access holes are located in the primary bedroom and in the garage. Due to limited clearances, the attic was inspected from the access hole only.

VENTILATION The attic is adequately vented.

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

PEST CONTROL There is evidence of rodent activity in the attic. The first step in eliminating rodents from 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 further activity. Once this work is completed, snap traps baited with peanut butter should be installed and monitored. The absence of rodents in the traps typically means that the rodents have been excluded from the area.

GARAGE

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

ATTACHED GARAGE - The following components were inspected:

GARAGE FLOOR

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

OVERHEAD GARAGE DOORS

The garage is fitted with a single roll-up door. The garage door is properly installed and is performing its intended function.

GARAGE DOOR OPENER

The garage door opener was tested and was functional. The auto stop reverse safety switch was functioning as intended.

The Photo-eye beam was installed to high above the floor of the garage to adequately offer protection for small children and/or pets. We recommend that the photo-eye be lowered to within 4-6" of the floor.

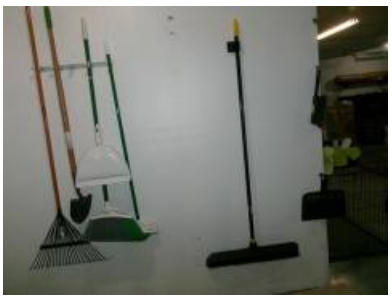
FIRE SEPARATION

The cover for the attic access is missing. This is a safety concern. The gypsum barrier on the ceiling slows the spread of a fire from the garage to the attic. The installation of an access cover is recommended.

There are voids (adjacent the overhead door brackets) in the fire resistive barrier between the living space and garage that will allow flames to penetrate. The gypsum barrier slows the spread of a fire from the garage to the structure and/or living space. Patching the voids with a fire retardant caulk is recommended.

The exposed wood is a breech in the fire resistive barrier in the garage. This is a safety concern. The gypsum barrier slows the spread of a fire from the garage to the structure. The installation of a layer of 5/8" gypsum type X board over the exposed wood is recommended.

Several of the holes are not covered. Consideration should be given to "fire taping" the entire drywall as a safety upgrade.

PASSAGE DOOR

The door between the garage and living space is a metal clad door with a self closing hinge. The door is properly installed and is in good condition.

EXTERIOR DOOR(S)

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

RECEPTACLES

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

The cover plate is missing from a receptacle in the garage. This is a shock and fire hazard. The installation of a cover plate is recommended.

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:

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

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

SERVICE PANEL LOCATION The service panel is located in the laundry room.

SUBPANEL LOCATION The subpanel is located in the laundry room.

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

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

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

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.

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.

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

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.

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

ALUMINUM WIRING This house uses stranded aluminum wire for service entrance conductors and for dedicated major appliance circuits. This type of aluminum wire circuitry is typically found in most houses and is considered safe and reliable when installed correctly.

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

The cover plate is missing from a receptacle in the garage. This is a shock and fire hazard. The installation of a cover plate is recommended.

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

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

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.

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

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

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:

GENERAL INFORMATION	Heat is provided by a natural gas fired forced air furnace. The furnace is located in the laundry room. The furnace is approximately 12 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.
GAS PIPING	The flex connector is properly installed and is performing its intended function.
AUTOMATIC GAS VALVE	The automatic gas valve or safety valve is designed to prevent the emission of fuel into the furnace if it does not detect heat for ignition. These valves are generally very reliable. The automatic gas valve was functioning as intended.
IGNITION	The furnace uses an electronic spark ignition. This component was functioning as intended.
BURNERS	The gas burners are properly installed and are functioning as intended.
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.
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 gas furnace technician check the heat exchanger during the next major service.
DRAFT INDUCER	The draft inducer pulls the combustion gases through the heat exchanger and pushes them up the vent connector into the flue. The draft inducer was functioning as intended.
VENT	The PVC plastic vent pipe for the condensing furnace is properly installed and is functioning as intended.
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.
AIR FILTER	The air filter is located in the blower compartment. The air filter should be cleaned or replaced at least 2-3 times during the heating season.
DUCTS	The ductwork was inaccessible and was not inspected except to determine that air flow was adequate at the accessible registers.
THERMOSTAT	The thermostat is properly installed and the unit responded to the basic controls. This is a programmable device with options for automatic temperature settings (up and down). Testing the automatic operations of this thermostat is beyond the scope of this inspection.
GENERAL COMMENTS	The furnace responded to the thermostats call for heat and all major components were functional. This type of furnace should be serviced annually.

AIR CONDITIONER/ HEAT PUMP

Heat pump and air conditioning systems consist of the condenser located outside, the air handler or furnace on the inside, refrigerant lines, ducts, air filters, thermostat, condensate drains and condensate pump. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. The heat pump or air conditioner is tested whenever possible. Air conditioning systems are not tested if the outside temperature is too cool for proper operation. Detailed testing of the many components of the heat pump or air conditioning equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection.

Heat pumps are air conditioners designed to operate "in either direction". When heating, air is cooled and exhausted to the outside, while the "waste" heat is distributed through the living space by a blower and ducts. Heat pumps operate most efficiently in moderate to hot climates where winter temperatures are not extreme and where there is a need for air conditioning. Additional electric strip heaters are generally installed when winter capability is marginal. The cost of operating the supplemental strip heaters is significantly higher than operating the heat pump in its regular mode. Limiting changes of the temperature setting on the thermostat to two degrees will usually prevent the strip heater from coming on. Insulation, weather stripping and other energy saving steps can help minimize the need for the back-up capability.

Heat pumps and air conditioners are technically complex pieces of equipment. Detailed analysis of all components of the system is beyond the scope of this inspection. For greatest efficiency and service life, we recommend regular annual maintenance by an HVAC contractor.

The following components were inspected.:

GENERAL INFORMATION — Unit Type - Air Conditioner, Age - The air conditioner is approximately 7 years old, Location of condenser - The condenser is located on the north side of the house.

CONDENSER — The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components. The condenser was tested and was functioning as intended.

The air conditioner condenser contains many different parts and pieces. Many of these pieces are quite heavy and a condenser can weigh several hundred pounds. The weight of the unit is mostly caused by the copper coil that runs along one or several sides of the AC unit. Copper is quite dense and weighs about 559 pounds per square foot. While only a fraction of this amount of copper is held inside the condenser, a little bit of the metal can add up to a lot of weight. This weight causes the side of the unit where the condenser coil is located to be heavy. If the unit is not level, then this uneven weight can cause the unit to sink into the ground. The unit can then tip or rip free from the coolant line that feeds into your home.

Also, if the condenser is not level, then the air conditioner will not work correctly. Specifically, the pump may not work the way it is supposed to. The condenser pump contains some oil that travels with the cooling fluid and then redeposits itself back into the pump. This helps to keep the device well lubricated. Sometimes the oil can separate from the coolant and pool in one area of the condenser. For example, a good deal of the oil can end up in the condenser coil. This is the case if the unit were tipped towards the coil. When this happens, the pump no longer has the lubrication it needs. The result is a pump that can wear out more quickly and also overheat.

One of the only ways to make sure that the condenser oil stays moves smoothly and mostly deposits in the compressor is to keep the unit upright and level.

REFRIGERANT LINES — The accessible refrigerant lines appear to be in good condition.

CONDENSATE DRAIN — Air conditioners produce condensate water inside the furnace that must be collected and disposed of. The drain is properly installed and is functioning as intended.

AIR HANDLER — The furnace contains the blower and backup heat. The furnace blower was tested and was functioning as intended.

BLOWER — The blower draws air from the return air ducts and pushes it over the AC coils where it is cooled. The air is then pushed through the distribution ducts into the rooms. The blower was tested and was functioning as intended.

AIR FILTER — The air filter(s) is located in the blower compartment. The air filter(s) should be cleaned

	or replaced at least 2-3 times during the heating season.
DUCTS	The ductwork was inaccessible and was not inspected except to determine that air flow was adequate at the accessible registers.
THERMOSTAT	The thermostat is properly installed and the unit responded to the basic controls. This is a programmable device with options for automatic temperature settings (up and down). Testing the automatic operations of this thermostat is beyond the scope of this inspection.
ELECTRICAL DISCONNECT	An electrical disconnect is installed in back of the condenser.
GENERAL COMMENTS	Testing of the air conditioner revealed an air temperature differential of approximately 18-20 degrees. This is in the normal range and suggests that the air conditioner is functioning as intended.

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:

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

GENERAL INFORMATION The water heater fuel is natural gas. The capacity of the water heater is 50 gallons. The input rating of the burner is approximately 35,000 BTU. The water heater is approximately 2 years old. Water heaters of this type typically last about 10-15 years.

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

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

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

EXPANSION TANK The expansion tank is not adequately secured to the wall. As code requirements start to call for engineered expansion tank supports we recommend the installation of seismic restraints to secure the expansion tank instead of allowing it to simply depend on piping connections that could result in damage to the water pipe and leakage during an earthquake.

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

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

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

VENT The water heater is a sealed unit that uses a through the wall vent for combustion air and exhausting of combustion gases. The water heater vent is properly installed and is functioning as intended.

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.

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

GENERAL COMMENTS The water heater is properly installed and is performing its intended function.

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:

COUNTERTOPS	The countertops are covered with slab granite. The counter tops are properly installed and are in good condition.
CABINETS	The finish on the kitchen cabinets is slightly worn. The cabinets are otherwise in good condition.
FLOORING MATERIAL	The floor is covered with hardwood. The floor is properly installed and is in good condition.
VENTILATION	Ventilation in the kitchen is provided by a fan built into the bottom of the microwave oven over the stove. The vent is ducted to the exterior. The vent fan is properly installed and is performing its intended function.
SINK FAUCET	The sink faucet is properly installed and is in good condition.
SINK	The kitchen sink is properly installed and is in good condition.
DRAINS, TRAPS AND TRAP ARMS	The sink drain is properly installed and is performing its intended function.
AIR GAP	The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap above the flood rim of the sink is recommended or connecting to the existing Johnson Tee that is installed in the exterior kitchen wall. This (air gap) or Johnson Tee protects the dishwasher from contamination caused by a backflow of waste water.

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.
OVEN	The ovens were tested and were functioning as intended.
MICROWAVE	The microwave oven was tested and was functioning as intended.
COOKTOP	The cooktop burners were tested and were functioning as intended.
DISHWASHER	The dishwasher was tested and was functioning as intended.
GARBAGE DISPOSAL	The garbage disposal was tested and was functioning as intended.
REFRIGERATOR	The refrigerator is functioning as intended.

BATHROOMS

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

BATHROOM

LOCATION	Lower.
BATHTUB	The one piece fiberglass bathtub and shower unit is properly installed and in good condition.
FLOORING MATERIAL	The floor is covered with ceramic tile. The tile is properly installed and is in good condition.
TOILET	The toilet was flushed and was functioning as intended.
SINK	The bathroom sink is properly installed and is in good condition.
DRAINS, TRAPS AND TRAP ARMS	The sink drain is properly installed and is performing its intended function.
FAUCET FIXTURES	The sink faucet fixture was tested and was functioning as intended. The shower spout connection(s) are loose. Repairs are recommended.
CABINETS	The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.
COUNTERTOP	The countertop is a manufactured acrylic material. The countertop is properly installed and in good condition.
VENTILATION	Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.
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

LOCATION	Hallway.
BATHTUB	The bathtub is properly installed and is in good condition.
TUB WALLS	The tub walls are properly installed and are in good condition. Most ceramic tile is applied directly over gypsum board rather than on a concrete board such as "Durock" or "Wonder Board". Where the tile is applied directly over the gypsum board, it is critical that the tile grout be maintained to prevent water intrusion behind the tile. Missing or cracked grout should be repaired. Inside corners, and penetrations in the tile should be kept sealed with a high quality caulk.
FLOORING MATERIAL	The floor is covered with ceramic tile. The tile is properly installed and is in good condition. The grout is cracked at the intersection between the tub/shower and floor. This can lead to water damage to the flooring and substrate. Caulking this area with a flexible grout is recommended.
TOILET	The toilet was flushed and was functioning as intended.
SINK	The bathroom sink is properly installed and is in good condition.
DRAINS, TRAPS AND TRAP ARMS	The sink drain is properly installed and is performing its intended function.
FAUCET FIXTURES	The faucet fixtures were tested and were functioning as intended.
CABINETS	The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.
COUNTERTOP	The countertops are covered with slab quartz. The counter tops are properly installed and are in good condition.

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

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

GFCI RECEPTACLES GFCI protected receptacles were found in this bathroom.

BATHROOM

LOCATION Primary Bedroom.

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

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

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

The bathtub is properly installed and is in good condition however the drain is slow. We recommend the trap be cleaned of grease, hair and/or sludge etc. and if this does not correct the problem we recommend the lines be "snaked" by a professional sewer cleaning service.

TUB WALLS The tile around the bathtub is in good condition.

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

Grout is missing from between some of the floor tiles. This can allow water to enter through the tile and can damage the underlayment. Replacing the missing grout is recommended.

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

TOILET The toilet was flushed and was functioning as intended.

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

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

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

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

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

The backsplash is not caulked. Cracking of the grout allows water to enter the gap between the back splash and counter and is difficult to clean. Caulking should be

	installed at this location.
VENTILATION	Ventilation in this bathroom is provided by ceiling fans. The fans were operated and were found to be working satisfactorily.
GFCI RECEPTACLES	GFCI protected receptacles were found in this bathroom.

LAUNDRY ROOM

Appliances are tested when present and when circumstances allow.

The following components were inspected:

FLOORING MATERIAL

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

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 conform the complete operation of the cycle timer.

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

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

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:

PLUMBING SYSTEM SPECIFICATIONS The building is on a public water supply system. The building is connected to the municipal sewer system. Copper tubing is used for the water supply piping. ABS plastic is used for the drain, waste and vent pipes.

MAIN WATER SHUTOFF VALVE The main water supply shutoff valve is located in the garage. It was tested and was functional.

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.

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.

WATER PRESSURE The water pressure at 90 PSI is excessive. The normal range is 30-80 PSI. High water pressure can result in leaking valves, detached supply tubes, water hammer and is hard on solenoid valves. Consideration should be given to the installation of a pressure reduction valve.

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

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

FAUCET FIXTURES All faucet fixtures were tested and were functioning as intended with exceptions noted.

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

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

GAS METER The gas meter is located on the north side of the building. The main gas shut off valve is

installed on the high pressure line emanating out of the ground. This valve requires a wrench to open and close. Keeping a gas valve wrench or adjustable wrench accessible near the gas meter is recommended.

INTERIOR

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

The following items were inspected:

GENERAL COMMENTS

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

STAIRS

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

There is no graspable handrail along the upper portion of the stairs. This is a safety hazard. The installation of a graspable handrail should be considered as a safety upgrade.

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

WALLS AND CEILINGS

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

DOORS

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

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

CLOSET DOORS

All of the closet doors were tested and were found to be functioning as intended with exceptions noted below.

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

WINDOWS

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

The lower window glass is not labeled as tempered safety glass. The existing glass is

nonconforming by current building standards and would be hazardous if broken. The installation of safety glass is recommended as a safety upgrade for all windows less than 18" from the walking surface.

SMOKE DETECTORS

There are no functioning smoke detectors in this house. This is a significant hazard. This installation of at least one smoke detector in each bedroom and one in the hall outside of the bedroom is recommended.

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.

DOOR BELL

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

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

METAL FIREPLACES

The fireplaces are factory built, direct vent, gas appliances. The firebox's are sealed from the homes interior which makes them more efficient and prevents combustion gases from spilling into the building. The vents for these fireplaces are above the roof. The gas valve and piezo ignition are located underneath, behind a removable panel. Instructions for lighting the pilot are located in this area. Testing revealed that the direct vent fireplaces were functioning properly.

ENVIRONMENTAL ISSUES

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

The following items may exist in this building:

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).

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.

ASBESTOS

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

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

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

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

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

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

INSULATION

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

The following items were inspected:

ATTIC INSULATION — The attic is insulated with wood fiber and blown in rockwool insulation. Additional fiberglass batt insulation has been installed over the top in portions of the attic. The approximate R value of this insulation is 22. This provides moderate resistance to heat transfer. Adding additional insulation to achieve an R value of 41 is recommended to reduce heat loss through the ceilings.

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

STRUCTURE

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

The following components were inspected:

GENERAL INFORMATION	The lower floor is a concrete slab. The upper floors are constructed out of wood joists. The subflooring is plywood. The stud walls are constructed from 2 X 4 dimensional lumber. The exterior wall sheathing is plywood. The roof structure is constructed out of manufactured trusses. The roof sheathing is plywood installed over a layer of open sheathing.
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.
MUDSILL	The mudsill is typically a 2x4 or 2x6 member that is laid flat directly on the top of or cast into the top of the foundation wall. The mudsill is usually bolted to the foundation wall and serves as a base for the rest of the floor framing. In this building, the mudsill is inaccessible and cannot be evaluated. There was no evidence present that would suggest that there are defects in this component.
ANCHOR BOLTS	Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. Anchor bolts primary function in this area, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill . Generally speaking, the newer the building, the better resistance it will have to seismic activity. Due to the design of this building, anchor bolts are not visible and could not be evaluated.
BEAMS AND POSTS	The beams and posts are properly installed and are performing their intended function.
FLOOR JOISTS	The floor joists are covered with finished surfaces and therefore were not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.
SUBFLOORING	The subfloor was covered with insulation and finished surfaces and was not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.
WALLS	The walls are covered with finished surfaces and therefore were not visible for inspection. No evidence of defects or deficiencies was observed.
ROOF STRUCTURE	The roof structure is constructed from factory-built, engineered trusses. The trusses are installed in a manner consistent with buildings of this type and are performing their intended function. No defects or deficiencies were observed.
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.