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 **Annick Vogt** **Dominic Vogt** ("Seller") concerning **17416** **Ne 97th Way** **Redmond** **WA** **98052** ("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 Annick Vogt 01/23/25
Seller DATE

AuthentiSIGN 01/24/25
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

Annick and Dominic Vogt
17416 NE 97th Way
Redmond, WA 98052

Per the seller, the following items listed on the pre-sale inspection summary dated January 17th, 2025, are being corrected by the seller as part of preparation for sale in good faith.

1) The following actions items have been completed by seller as of January 30th, 2025

Electrical receptacles – all loose receptacles have been tightened
Switches – all "mystery switches" identified in the report were for exterior luminaries
Ventilation – whole house fan and timer switch functional
Smoke detectors – all bedrooms have a combination smoke and carbon monoxide sensor. Multiple carbon monoxide sensors are on first and second floor of the home.
Vegetation – trees touching the building on the east side have been cut back.
Fences and gates – latch mechanism has been repaired
Expansion tank – expansion tank has been secured to the wall
Kitchin countertops – backsplash caulking has been applied
Primary bathroom – backsplash caulking has been applied to the countertop
Upper floor hallway bathroom (sink) – left sink drain stop has been fixed
Interior doors – missing door stops have been replaced

2) The Seller will correct the following items by closing:

Luminaries – all nonfunctional lightbulbs will be replaced with functional lightbulbs
Gutters and downspouts – downspout will be reattached and secured

3) If requested in the Purchase and Sale Agreement, the Seller will consider the following corrections by closing:

Roofing – replacement of the roof per the Rock Roofing Estimate for the Presidential "TL" Ultimate style of roofing as a cost of $29,996 plus tax. Any options or upgrades would be at Buyer's cost.
Windows – window repair would be limited to windows with condensation or mineral deposits

WE WILL DO OUR BEST TO MATCH OR BEAT COMPETITOR PRICES

Beacon Hill Glass
P.O. Box 80442
206.372.4186 or 206.637.6068
info@beaconhillglass.com

Anthony Vogt | 425.246.2125
anthonyvogt1@hotmail.com

ESTIMATE
016326

DATE
01/28/2025

ITEM	DESCRIPTION	QTY	COST	TOTAL
Free_Estimate	Free Estimate. Measure Double Pane Glass Replacement. Below Are The Noticeable Failed Glass Units The Technicians Observed. Please Let Us Know If You Wanted To Add On Or Remove Any Of The Line Items.		0.00	0.00
job_Address	Job Address: 17416 NE 97th Way Redmond, WA		0.00	0.00
Technician_Notes	Apply Sheeting Over Work Area To Catch Debris. Please Bring Carpet Coverings For Work Areas. Apply Boot Covering On Ladder Ends To Prevent Scuffing When Setting Ladders. Standard Glazing Tools & Materials Needed.		0.00	0.00
warranty_details	10 Year Manufacture Limited Warranty 1 Year Beacon Hill Glass Labor Warranty		0.00	0.00
IGU	Family Room - South - Upper Stationary - Double Pane Glass 19" x 37" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	4	436.00	1,744.00T
IGU	Family Room - South - Upper Stationary - Double Pane Glass 31" x 37" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	2	492.00	984.00T
IGU	Family Room - South - Middle Stationary - Double Pane Glass 19" x 20" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	2	378.00	756.00T
IGU	Family Room - South - Middle Stationary - Double Pane Glass 31" x 20" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	2	396.00	792.00T
IGU	Family Room - South - Casement - Double Pane Glass 17" x 54" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	2	438.00	876.00T
IGU	Family Room - East - Stationary - Double Pane Glass 31" x 56" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	2	566.00	1,132.00T
IGU	Dining Room - South East - Lower Right Side - Double Pane Glass 19" x 56" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	1	442.00	442.00T

WE WILL DO OUR BEST TO MATCH OR BEAT COMPETITOR PRICES

IGU	Dining Room - South East - Top - Double Pane Glass 19" x 20" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	1	346.00	346.00T
IGU	Dining Room - North - Top Center - Double Pane Glass 40" x 21" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	1	407.00	407.00T
IGU	Dining Room - North - Top Left & Right - Double Pane Glass 21" x 21" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	2	346.00	692.00T
IGU	Kitchen - Fixed Portion - Double Pane Glass 27" x 44" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	359.00	359.00T
IGU	Kitchen - Stationary - Double Pane Glass 25" x 43" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	352.00	352.00T
IGU	Nook Area - Slider - Double Pane Glass 19" x 54" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	2	352.00	704.00T
IGU	Nook Area - Center - Double Pane Glass 40" x 56" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	627.00	627.00T
IGU	Living Room - Stationary - Double Pane Glass 19" x 19" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	3	277.00	831.00T
IGU	Laundry Room - Slider - Double Pane Glass 31" x 31" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	352.00	352.00T
IGU	Master Bathroom - East Stationary - Double Pane Glass 31" x 43" - 1" OA - Clear/Clear - TEMPERED - Mill Spacer Ladder - Vinyl Bead Trim	1	554.00	554.00T
IGU	Master Bathroom - Slider Only - Double Pane Glass 31" x 42" - 1" OA - Clear/Clear - TEMPERED - Mill Spacer Ladder - Vinyl Bead Trim	1	554.00	554.00T
IGU	Master Bedroom - R/W = Center - Double Pane Glass 40" x 56" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	732.00	732.00T
IGU	Master Bedroom - L/W = Center - Double Pane Glass 46" x 56" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	736.00	736.00T
IGU	Master Bedroom - L/W = Left Slider Only - Double Pane Glass 19" x 54" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	352.00	352.00T
IGU	Bedroom 1 - North - Fixed - Double Pane Glass 27" x 44" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	359.00	359.00T

WE WILL DO OUR BEST TO MATCH OR BEAT COMPETITOR PRICES

IGU	Bedroom 1 - North - Slider - Double Pane Glass 25" x 42" - 1" OA - Clear/Clear - Annealed - Mill Spacer Ladder - Vinyl Bead Trim	1	352.00	352.00T
IGU	Foyer - Transom/Above Door - Middle Stationary - Double Pane Glass 65" x 19" - 1" OA - Clear/Clear - Annealed - Mill Spacer - Grids Ladder - Vinyl Bead Trim	1	456.00	456.00T

We Will Do Our Best To Match Or Beat Competitor Prices.

Payment Methods:
Major Credit Cards, Check, Cash, Venmo
Coming Soon: Zelle, Apple Pay

Please visit our website: https://www.beaconhillglass.com

SUBTOTAL	15,491.00
DISCOUNT	
TAX	1,595.57
SHIPPING	
TOTAL	$17,086.57

17210 BOTHELL WAY NE
BOTHELL, WA 98011
WWW.ROCKROOFING.COM

Rock Roofing

a brilliant decision

Reg # ROCKRI*982RQ
Off (425) 486-8683
Fax (425) 486-8102

Date: 1/15/2025

Name:	ANNIKA VOGT
Address:	17416 NE 97TH WAY
City/State/Zip:	REDMOND WA. 98052

Home#:	-
Cell#:	425 241 3848
Salesperson:	Rob Shouse 425-563-8302

Details separate the "Professionals" from all others

TEAR OFF/ DEMOLITION

Tear-off and Recycle: Rock Roofing proposes to remove/haul away the existing roof system- **(1) layers.** This will includes all the shingles/wood,nails,step flashing,counter flashing,pipe boots,etc...as necessary to prepare for your new roof system.**(1-LAYER OF COMPOSITION)**

Sub-Roof Preparation: Rock Roofing will then inspect the roofs substructure for any rotten/broken or damaged pieces to ensure a solid and clean nailing surface for your new roof system.

UNDERLAYMENTS

Sheathing: Rock Roofing will install **1/2" CDX Plywood**, we will inspect the existing sheathing for any rot,black mold or damages **(Replacement @ $75.00 per sheet where/if needed at time of tear-off.)**

Diamond Deck Underlayment: Rock Roofing will install over existing sheathing that will be used as a water repellent during the roofing process and as a vapor barrier after the roofing is installed.

CT Winterguard Membrane: Rock Roofing will install this **leak barrier membrane** at your most vulnerable leak areas. This will include all valleys, plumbing pipes, chimney wells, skylight curbs, and all vents.This membrane will self-seal around all nail penetrations.

FLASHINGS

Eave Flashing/Gutter Edge: Rock Rfg. will install **1"x 3"** 26 gauge starter metal and **CT Swiftstart Starter Shingles** along leading edge. This will prevent water from "wicking" between backside of gutter.

Rake/Gable End Flashing: Rock Roofing will install **1-1/2" x 1-1/2"** 26 gauge pre-painted baked on enamel on all vertical gable ends to prevent any wind driven rain or snow from penetrating the top surface of the fascia.

W-Valley Flashing: Rock Roofing will install **24" W-Valley** 26 gauge pre-painted baked on enamel over one layer of leak barrier membrane in all valley areas.

Roof-to-Wall Flashing: Rock Roofing will install new **3x5 roof-to-wall** 26 gauge pre-painted baked on enamel flashing at all vertical walls where shingles meet the siding. (Most companies re-use the existing.)

Skylight Flashing: Rock Roofing will replace all **step flash, 3x5 roof-to-wall, and skylight pans** with 26 gauge pre-painted baked on enamel.

Chimney Flashing: Rock Roofing will replace all **step flash, 3x5 roof-to-wall, and chimney pans** with 26 gauge pre-painted baked on enamel around the base of chimney.

Step Flashing: Rock Roofing will replace all the step flashing **(1-step tin per course)** up all horizontal/angled walls under siding with 26 gauge pre-painted baked on enamel.

VENTILATION

Plumbing Vents: Rock Roofing will replace all existing **pipe boots** with **new lead flashings** with **lead expansion/rain caps** that will allow for expansion and contraction of the pipes and keep a water tight seal.

B-Vent Flashing: Rock Roofing will replace the **base flashing/collar (if needed)** and paint entire stack to match the shingle color of roof.

Bath/Kitchen Vents: Rock Roofing will replace or add any **PBK-4" or PBK-6"** with **(metal dampered duct vents)** to promote proper air flow in attic space with a one-way positive connection.

Ridgevent System: Rock Roofing can install **Certainteeds "wind baffled" continuous ridgevent** on all *applicable* horizontal ridgelines instead of metal vents. (See Optional Upgrades - Pg. 3)

RVO38 Vents: Rock Roofing will install **(16) metal vents** to meet code based on the square footage of your attic space.

ROCK ROOFING SPECIALTIES

Nails/Fasteners: *"Hot-Dipped"* galvanized coil nails will be used to install all composition. Our coated nails will not rust. (Rock Roofing will never use electro-galvanized nails.)

5-Nails per Shingle: Rock Roofing will always nail to high wind specifications. **(Up to 130 mph)**

Safety Anchor: Rock Roofing will install at least **one** permanent safety anchor in ridge for future maintenance. (Fall restraint only)

Certainteed "High Profile" Mountain Ridge: This will always be used to accent the roof and add dimension to all hips and ridges. This is a specifically formulated ***SBS*** **asphalt** that is made to last as long as the shingle we install on your roof.

Matching Shingle/Painting: Rock Roofing will **paint** all the plumbing, electrical, and gas fixtures to match the roofing and all your other flashing details, enhancing the look of your new roof.

Touch-Ups: All nail holes from removing flashings will be caulked. If additional painting/touch-up is needed, Rock Roofing will gladly paint over if homeowner can provide matching paint before completion of job.

ROCK "SOLID" WARRANTY: Rock Roofing's Standard Workmanship/Labor Warranty is **20 years** from date of completion.

TIME AND MATERIALS

Time & Materials: *As a result of the reroof process* , if any additional work to complete your roof project or remedy any structural inadequacies such as, but not limited to: dry rot, broken skip sheathing, rotten fascia boards, damaged siding, sheet rock, stucco, masonry or plaster, ***will be billed at $75.00 per man hour, (see seperates below) including drivetime and tax.***

Additional/Unforseen Layers (other than stated in proposal): Will be removed at **$65.00** per square. (10'x10' area)

Rafter Tails Replacement: Will be replaced/sistered at **$85.00** each (includes tear-off/dispose/re-install,material) on structures that have rotted or damaged. **(Minimum Charge: $195.00)**

Gable Ends $12.00/Facia-$12.00/1x2 trim $3.00: Will be replaced at per lineal foot (includes tear-off/dispose/re-install, material) on structures that have existing.**(Minimum charge: $195.00)**

Only "Certainteeds Highest Rated Contractors" can offer this extended warranty

Certainteed 5-Star Sure Start Plus Warranty: Includes all tear-off, disposal, dump fees, and all materials for 50 years (Lifetime Shingles). This warranty also includes a 25 year workmanship warranty from Certainteed. You may also fully transfer this warranty, one time, within the first 15 years. (See Optional Upgrades - Pg. 3)

OTHER CONTRACTUAL TERMS AND CONDITIONS

Disputes and Remedies Any disputes between the parties shall be decided according to the Mandatory Arbitration Rules of the County in which the suit is filed, Regardless of the amount in dispute. The arbitrator's award shall not be limited by otherwise applicable MAR rules. The arbitrator shall have authority to determine the amount, validity, and enforceability of a lien. The arbitrator's decision may only be appealed pursuant to RCW Chapt. 7.04. In the event a dispute arises and either party seeks and receives legal counsel for which a fee is charged, the prevailing party shall in all cases be awarded his or her actual attorney's fees paid and/or billed regardless of whether the dispute is resolved through settlement or arbitration. There shall be one and only one prevailing party, which shall be the single party in whose favor a net monetary settlement or arbitration award is received, after all offsets, back charges, counterclaims, etc. are resolved and regardless of which party may have prevailed on which issues. In determining the party in whose favor a net monetary judgment is awarded, the arbitrator can not consider tenders or payments of money made after suit has been filed. This Disputes and Remedies clause supersedes all statutes and court rules dealing with determination of prevailing party and the award of attorney's fees.

Correction of Work After the work is ready for the customer's use or occupancy, the contractor and customer shall jointly inspect the work and a single list shall be prepared identifying all work to be completed or corrected. There shall be only one such written list of work identified to be incomplete or incorrect, and the list shall be signed by the customer and given to the contractor. The contractor shall then expeditiously complete all work stated on the punch list for which the contractor is responsible under the terms of this Agreement. The customer shall not contract with any alternative contractor for the performance of completion of work within the scope of this Agreement, nor shall the customer claim a credit or back charge for the cost of completing any items stated on the written punch list nor shall the customer occupy or use the contractor's work until and unless the contractor shall have first been given reasonable notice and opportunity to correct the work stated on the punch list referred to above. If the customer does contract with an alternate contractor to perform the pickup work or otherwise complete the project without first affording the above-described opportunity to the contractor to do so, or if the customer commences to use or occupy the space or work on which the contractor performed work, the customer then agrees to accept all work "as is" and thereby waives any claim against the contractor under the terms of this Agreement, including warranty claims. Upon the contractor's completion or correction of the work identified on the single written punch list, any retainage or amount withheld from final payment shall be paid within the next fourteen (14) days to the contractor.

Warranties The contractor warrants that all labor, material and taxes will be paid for and that there will be no potential lien claimant against the customer's property upon completion of the work and following final payment by the customer to the contractor. Products supplied by suppliers, manufacturers, and subcontractors to the project are warranted only to the extent that the suppliers or manufacturers of those products provide a warranty. The contractor will warrant its work according to the current contract. Warranty work will be defined as only work installed/performed by the contractor which becomes non operational or dysfunctional following occupancy or use by the customer. The contractor warrants that it will perform necessary labor to repair or replace all defective work at no cost to the customer, and will expeditiously act in good faith to secure replacement product under warranty of others as stated above. **This warranty excludes all other warranties including any express or implied warranties of fitness, merchantability, or habitability, and should further exclude consequential damages for economic, property, or personal injury loss.**

Any claim or cause of action arising out of the terms of the contract, including the warranty, must be filed in a court of competent jurisdiction within five (5) years of completion of the work and acceptance by the customer. Any cause of action based upon breach of contract or warranty which is not so filed within this five (5) year period is waived. Any warranty work, performed by the contractor does not extend the warranty period any further than the five (5) year stated above. The warranty is void if any person or company other than the contractor performs of re-performs any work within the scope of the contract.

Premises The contractor shall provide a safe working environment on the job site. The contractor will not be responsible for personal injury or property damage sustained by third parties who enter the job site without direct authorization from the contractor. At the completion of the work, the contractor shall remove all waste materials from the site, together with the contractor's tools, equipment, machinery, and surplus materials, leaving the premises in broom clean conditions. All materials left over belong to the contractor and will be removed from the jobsite. Any debris not directly attributed to the work contracted will be billed, adding to the invoice. The customer is responsible for properly informing the contractor of all property lines, the location of all underground restrictions or underground utilities, easements, or right-of-ways, neighborhood or community covenants, prior underground utility work, and other similar subsoil conditions prior to the commencement of the work, including the location of any buried pipes, power line, septic tanks, sprinkler systems, cable TV or utility lines or drain fields. Should any asbestos or other hazardous waste be discovered during the course of the contractor's work, the contractor will notify the customer and the applicable governmental agency. It shall thereafter be the customer's responsibility to contract a certified hazardous waste removal contractor to perform all asbestos or hazardous waste removal. The contractor is not responsible for unknown or unobserved defective structural, electrical, plumbing, or mechanical conditions in the customer's building or on the customer's premises. The contractor can not ascertain unobserved or unknown conditions on the customer's premises, including structural, electrical, plumbing, or mechanical systems for purposes of determining whether or not all necessary work has been identified in the contract documents. If deficiencies in the above systems become apparent following commencement of the contractor's work, the customer will be promptly notified and will thereby be responsible to bring the structure or premises into compliance with applicable building codes or normal or standard construction practices in order for the contractor to be able to complete his work in compliance with applicable building codes and/or standard construction practices which are designed to ensure the safety and integrity of the structure and/or premises. The contracts do not contain any contingency for unobserved or unknown defects in the customer's premises or structure. If extra work is required because of the above conditions the contract price will be adjusted by a written change order.

Interest Any accrued balance owing and unpaid to the contractor shall bear interest at the rate of 18% per annum. Interest shall be calculated on the balance owing and unpaid, regardless of whether or not that balance is liquidated or unliquidated.

PRESIDENTIAL "TL" ULTIMATE: (LIFETIME WARRANTY)

* 480 lbs per square
* Tri-laminate technology
* 10 year Sure Start Protection
* 15 year Wind Warranty (up to 130 mph)
*30 year Streak Fighter Warranty
* Class A Fire Rating

Color:

Initial: $ 29,996.00

PRESIDENTIAL "SHAKE": (LIFETIME WARRANTY)

* 355 lbs per square
* Dual Layer Technology
* 10 year Sure Start Protection
* 15 year Wind Warranty (up to 130 mph)
* 30 year Streak Fighter Warranty
* Class A Fire rating

Color:

Initial: $ 28,398.00

LANDMARK "TL" ULTIMATE: (LIFETIME WARRANTY)

* 305 lbs per square
* Tri-laminate technology
* 10 year Sure Start Protection
*15 year Wind Warranty (up to 130 mph)
*30 year Streak Fighter Warranty
*Class A Fire Rating

Color:

Initial $ 25,659.00

SBS NORTHGATE: (LIFETIME WARRANTY)

* 270 lbs per square
* Climate*flex* SBS technology
* 10 year Sure Start Protection
*15 year Wind Warranty (up to 130 mph)
*30 year Streak Fighter Warranty
*Class A Fire Rating

Color:

Initial: $ 24,410.00

LANDMARK PRO: (LIFETIME WARRANTY)

* 270 lbs per square
*Two Piece Laminated Fiberglass
* 10 year Sure Start Protection
*15 year Wind Warranty (up to 130 mph)
*30 year Streak Fighter Warranty
*Class A Fire Rating

Color:

Initial: $ 23,681.00

LANDMARK AR: (LIFETIME WARRANTY)

* 229 lbs per square
*Two Piece Laminated Fiberglass
* 10 year Sure Start Protection
*10 year Wind Warranty (up to 130 mph)
*25 year Streak Fighter Warranty
*Class A Fire Rating

Color:

Initial: $ 22,275.00

** ABOVE PRICES DO NOT INCLUDE WASHINGTON STATE SALES TAX OR PERMITS**

	Options and Upgrades	Initials	Price
	Certainteeds "Wind Baffled" Ridge Venting System		$ 560.00
	Velux 2x4 Curb Mounted Fixed Skylights (ea)		$ 345.00
	*Certainteed 5-Star Sure Start Plus Warranty		$ 645.00

CONDITIONS OF PROPOSAL

All material is guaranteed to be as specified. This agreement shall become binding upon acceptance and constitutes the entire contract. The customer has the right to cancel within 3 days of signing by certified and/or registered mail. This proposal has been priced with the assumption that Rock Roofing can have access to load all materials directly on the roof and that a dumpster can be set close to the roof edge. Any deviations from this agreement will result in charges to the customer unless specified before signing the contract. Rock Roofing shall not be responsible for damage to driveways from dumpsters or loading trucks due to poor construction of concrete or asphalt. This includes but is not limited to: erosion, air pockets or roots growing under the driveway. If the customer wishes, they can pay an additional cost to have all material hand loaded and all debris packed out to a dumpster on the street. Rock Roofing shall not be responsible for delays due to weather, strikes, fire, accidents, or causes beyond its control. All employees are insured for liability and property damage. Rock Roofing will do its best to avoid damage to gutters, but due to the proximity to the roof, the gutters cannot be guaranteed against damage. The contractor will need access to power. All payment is due immediately upon completion of work.

PAYMENT TERMS: ZERO DOWN and **full amount due upon completion**. Items that will be billed and/or paid separately may include: gutters, skylights, any non-roofing trade labor, permits, and all time and material items. (Visa/MC gladly accepted-just ADD 3% convenience fee) **ALL APPLICABLE DISCOUNTS HAVE BEEN APPLIED TO ABOVE BIDS**

Signature: _____

Authorized Purchaser

Date: _____ Proposal good for 15 days

Signature: Robert Shouse

Authorized Consultant

Date: 1/15/2025 Proposal good for 15 days

NOTICE TO CUSTOMER

This contractor Rock Roofing, Inc. is registered with the State of Washington, Registration No. ROCKRI*982RQ as a specialty contractor and has posted with the state a bond of $6,000 for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This contractor's registration renews annually on 5-7.

THIS BOND MAY NOT BE SUFFICIENT TO COVER A CLAIM WHICH MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT. This bond is not for your exclusive use because it covers all work performed by this contractor. The bond is intended to pay valid claims up to $6,000 that you and other customers, suppliers, subcontractors, or taxing authorities have.

FOR GREATER PROTECTION, YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT. You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT. The contractor is required to provide you with further information about lien release documents if you request it. General information is available from the Department of Labor and Industries.

CONSTRUCTION LIENS:
WHAT YOU SHOULD KNOW ABOUT CONTRACTS

Washington laws require contractors and lending institutions to give you this notice if your contract price exceeds $1,000 (RCW 18.27.114(2) and RCW 60.04.255). This notice explains the basics of construction lien law to help you protect yourself. This notice isn't a reflection upon the abilities or credit of our contractor.

If you are dealing with a lending institution, ask our loan officer what procedure the institution follows to verify that subcontractors and material suppliers are being paid when mortgaging money is paid to your contractor. Request lender supervision when dealing with a lending institution that provides interim or construction financing. See RCW 60.04.200-210.

You may ask the contractor to disclose all potential lien claimants as a condition of payment. You or your lender can, instead of making progress payments only to your contractor, make numerous jointly payable checks to the contractor and the various subcontractors and suppliers as work progresses. There may be an additional cost from your lender for this additional service. For an additional cost, you may request your contractor to post a performance bond. This will give you recourse in the event the contractor fails to complete the building agreement. This will increase the price of the construction project.

If you enter into a contract to buy a newly built home, you may not receive a notice of a lien based on a claim by a contractor or material handler. Be aware that a lien may be claimed even though you have not received a notice. You may want to ask your contractor or title insurance company about an ALTA title insurance policy based upon the receipt of lien waivers.

When in doubt, or if you need more details, consult your attorney.

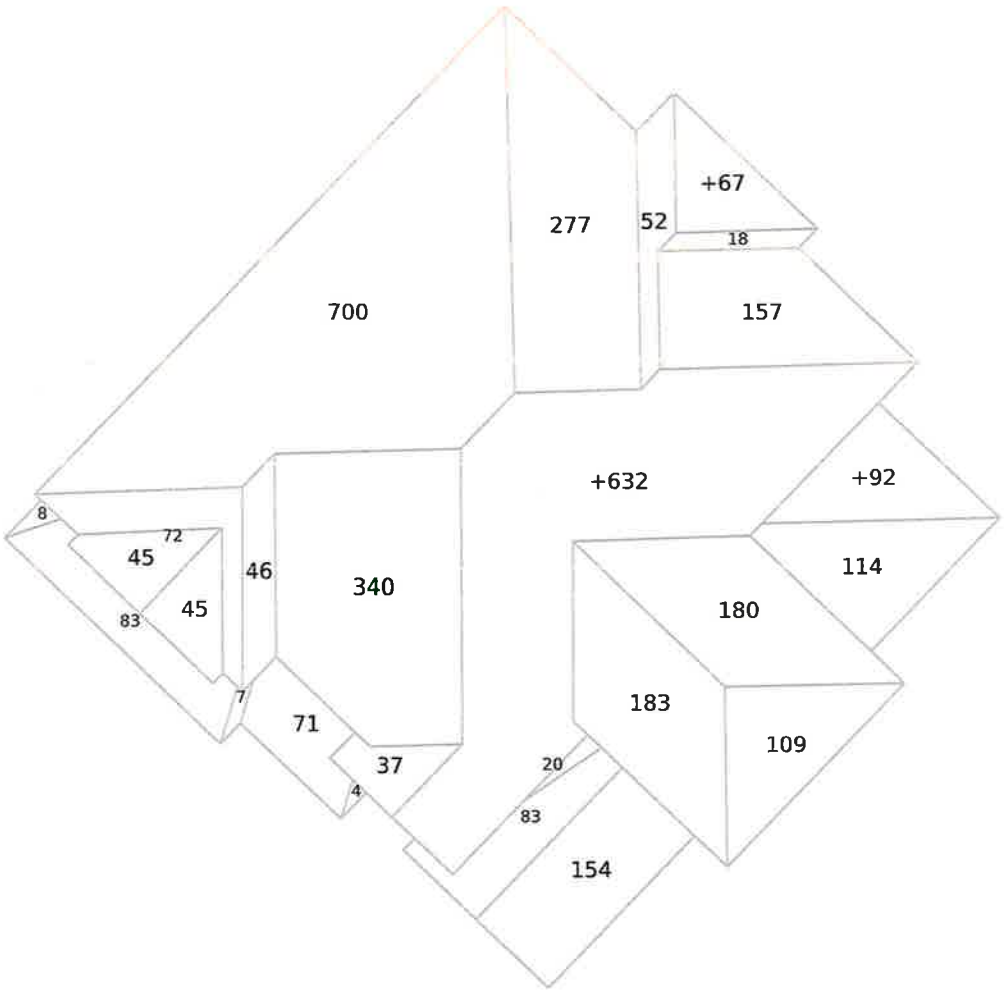
Acknowledgement of receipt Date: _____

Property Owner: _____ Contractor Representative: _____

This notice was approved by the State Attorney General's office and the State Department of Labor and Industries. Building and Construction Safety Inspection Services Division, for reproduction by lending institutions and contractors for distribution to their clients in meeting the informational material required by RCW 60.04.250 and RCW 18.27.114(2).

AREA DIAGRAM

Total Area = 3,596 sq ft, with 26 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

January 17, 2025

Mrs. & Mr. Annick & Dominic Vogt
17416 NE 97th Way
Redmond, WA.

Re: 17416 NE 97th Way
Redmond, WA.

Dear Annick & Dominic;

At your request, a visual inspection of the above referenced property was conducted on 01/16/2025. 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

ROOF

GENERAL COMMENTS
The roof is nearing the end of its service life. Significant wear and deterioration was observed. The need for replacement should be anticipated within 1-3 years.

ELECTRICAL SYSTEM

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

LUMINARIES
There are several luminaries that are not working. Testing the luminaries with a voltage tester revealed that there is current to the luminaries. Light bulbs should be replaced in non-functional luminaries and then they should be tested for proper operation.

SWITCHES
One or more "mystery switches" (switches whose function could not be determined) were observed in the primary and in the west bedrooms. We suggest inquiry of the owner as to the purpose of these switches.

LAUNDRY ROOM

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

INTERIOR

WINDOWS

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

SMOKE DETECTORS

There are smoke detectors in the bedrooms. Additional smoke detectors should be installed outside the bedrooms near their doors.

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.

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 east side. Low hanging tree branches can damage the roof, gutters, siding, doors and/or windows. Tree branches should be trimmed back where necessary.

FENCES AND GATES

The gates need repairs, hardware should be adjusted or replaced as necessary to restore full function.

BUILDING EXTERIOR

PRIMARY EXTERIOR WALL CLADDING

The Hardie Plank siding is vulnerable to damage where it is in contact with the gutter(s). The gutter(s) should be

modified to establish a 1" clearance from the end of the gutter to the siding.

SOFFITS AND OVERHANGS
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
The downspout is detached from the house at the rear. The downspout should be reattached and secured.


PAINT
The bottom edge of the lower sections of siding on the exterior are unprotected. Paint protects the siding from moisture absorption and its propensity to hold paint. Painting of the exposed edges is recommended.

ATTIC

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

ATTACHED GARAGE
OVERHEAD GARAGE DOORS

The large gap at the top of the southwest garage door does not prevent rodent entry. The top fixtures on the overhead door are in need of adjustment. This is a cosmetic condition that does not affect the function of the door.

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.

KITCHEN

COUNTERTOPS

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

BATHROOMS

PRIMARY BATHROOM

COUNTERTOP

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

UPPER FLOOR HALLWAY BATHROOM

SINK

The left sink drain stop is not operational. It should be repaired or replaced.

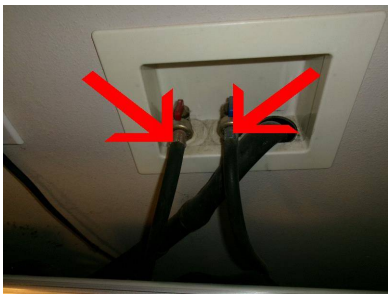
The surface of the sinks are chipped. This is a cosmetic concern and does not affect the function of the sinks. Replacement of the sinks for better appearance should be considered.

LAUNDRY ROOM

APPLIANCES

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

The dryer is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quiet operation.



INTERIOR

DOORS

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

CRAWLSPACE

VAPOR RETARDER

The support post concrete piers are covered with the plastic vapor retarder. This allows the transmission of water vapor from the soil up and into the floor framing. The plastic vapor retarder should be removed from the pier so that it covers at least 85% of the entire surface of the soil only.

PEST CONTROL

Cellulose forms were left in place on the pier footings. This cellulose is conducive to the infestation of various wood destroying organisms. The removal of the cellulose is recommended.

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

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

Sincerely,

Terry Clark
206-660-9200
Clark Inspections

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

Report: Annick & Dominic Vogt

Confidential Inspection Report

17416 NE 97th Way
Redmond, WA 98052

January 16, 2025

Prepared for: Annick & Dominic Vogt

Inspection Table of Contents

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:	1/16/2025.
INSPECTOR'S NAME:	Terry Clark.
CLIENT NAME:	Mrs.& Mr. Annick & Dominic Vogt.
MAILING ADDRESS:	17416 NE 97th Way Redmond WA.
CLIENT E-MAIL ADDRESS	ddvogt@vabcmail.com.
ADDRESS OF PROPERTY INSPECTED	17416 NE 97th Way Redmond, WA.

South elevation

CLIMATIC CONDITIONS:

WEATHER:	Overcast.
APPROXIMATE OUTSIDE TEMPERATURE:	39 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	South.
ESTIMATED AGE OF BUILDING:	The building is approximately 25 years old.
BUILDING TYPE:	Two story single family residence.
SPACE BELOW GRADE:	Crawlspace.

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

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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 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

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

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

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

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

WALKWAY

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

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 need repairs, hardware should be adjusted or replaced as necessary to restore full 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

Hardie Plank cement fiber siding is used as an exterior wall cladding. It is manufactured from Portland Cement, ground sand, cellulose fiber, select additives and water. It is a durable material that will not burn, rot or dent. It holds paint tenaciously. It comes with a limited 50 year, transferable product warranty. It is a very popular material due to its cost and durability. The siding has been properly installed and is functioning as intended.

The Hardie Plank siding is vulnerable to damage where it is in contact with the gutter(s). The gutter(s) should be modified to establish a 1" clearance from the end of the gutter to the siding.

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.

SOFFITS AND OVERHANGS

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

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

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 downspout is detached from the house at the rear. The downspout should be reattached and secured.

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

The bottom edge of the lower sections of siding on the exterior are unprotected. Paint protects the siding from moisture absorption and its propensity to hold paint. Painting of the exposed edges is recommended.

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

PORCH The front porch is in good condition.

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

ROOF

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

The following components were inspected:

GENERAL INFORMATION	The roofing material is asphalt composition shingles. The slope or pitch of the roof is steep. Metal gutters are used to collect the roof water drainage. The roof is approximately 25 years old.
INSPECTION METHOD	The roof was too steep to walk on safely. Therefore the inspector examined the roof from the edge and from windows.
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.
MAINTENANCE AND REPAIRS	The roof is in need of maintenance. The surface should be treated for moss, lichen, and algae growth, then brushed and washed off with a high volume low pressure hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.
GENERAL COMMENTS	The roof is nearing the end of its service life. Significant wear and deterioration was observed. The need for replacement should be anticipated within 1-3 years.

ATTIC

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

The following components were inspected:

ACCESS		The attic access is located in the primary bedroom closet. The attic was entered and inspected from within.
VENTILATION		The attic is adequately vented.
MECHANICAL SYSTEMS	*VENTILATION*	The visible portions of the air ducts for the bathroom fans are properly installed and are performing their intended function.
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 pair of roll-up doors. The southeast garage door is properly installed and is performing its intended function. The weatherstripping around the doors exclude rodents from the garage.

The large gap at the top of the southwest garage door does not prevent rodent entry. The top fixtures on the overhead door are in need of adjustment. This is a cosmetic condition that does not affect the function of the door.

GARAGE DOOR OPENER

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

FIRE SEPARATION

The fire resistive barrier between the garage and the living space is properly installed and in good condition.

PASSAGE DOOR

The door between the garage and living space is a solid core 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 appears to be properly installed and is in good condition.

The exterior door operation was not verified due to stored contents.

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 garage.
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. 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. There are several loose receptacles throughout the home. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.
GFCI RECEPTACLES	A ground fault circuit interrupter (GFCI) is a device that detects ground faults (current leakage to ground). It protects you from electrocution. GFCI protection is required for receptacles in bathrooms, kitchens, garages, unfinished basements, crawlspaces and at exterior receptacles. GFCI protected receptacles were found in the bathrooms, kitchen, garage and exterior. The reset button for the GFCI protected receptacles in the bathrooms is located in the hallway bathroom.
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. AFCI protection was installed in the panel for several of the circuits.

LUMINARIES

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

There are several luminaries that are not working. Testing the luminaries with a voltage tester revealed that there is current to the luminaries. Light bulbs should be replaced in non-functional luminaries and then they should be tested for proper operation.

SWITCHES

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

One or more "mystery switches" (switches whose function could not be determined) were observed in the primary and in the west bedrooms. We suggest inquiry of the owner as to the purpose of these switches.

HEATING SYSTEM

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

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 garage. The furnace is approximately 3 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.
ELEVATION ABOVE GARAGE FLOOR	The burners in the furnace are elevated at least 18" above the garage floor in accordance with industry standards. This elevation prevents ignition of gasoline fumes that might leak from cars, lawn mowers, gas cans, etc.
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 furnace uses a type B vent from the top of the furnace to the exterior. The visible portion of the B vent 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 ducts are constructed out of sheet metal and flex duct. The ducts are properly installed and are performing their intended function.
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.
CONDENSATE DRAIN/PUMP	High efficiency furnaces like this one produce condensate water inside the furnace that must be collected and disposed of. The water is collected and disposed of via a plastic drain pipe. The drain pipe appears functional.
GENERAL COMMENTS	The furnace responded to the thermostats call for heat and all major components were functional. This type of furnace and air conditioner system 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 - Heat Pump, Age - The heat pump is approximately 3 years old, Location of condenser - The condenser is located on the west 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.

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 ducts are constructed from sheet metal and flex duct. The ducts are properly

	installed and are performing their intended function.
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 heat pump in the cooling mode revealed an air temperature differential of approximately 18-20 degrees. This is in the normal range and suggests that the heat pump is functioning as intended. The heat pump was also tested in the heating mode and functioned as intended. This test confirms that the reversing valve is functional.

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 garage.

GENERAL INFORMATION The water heater fuel is natural gas. The capacity of the water heater is 50 gallons. The input rating of the burner is approximately 40,000 BTU. The water heater was just recently installed. Water heaters of this type typically last about 8-12 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 vent connector from the water heater to the B 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.

ELEVATION ABOVE GARAGE FLOOR The burner of the water heater is elevated at least 18" above the garage floor in accordance with industry standards. This elevation prevents ignition of gasoline fumes that might leak from cars, lawn mowers, gas cans, etc.

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 granite tile. The counter tops are properly installed and are in good condition. The backsplash is not caulked. This allows water and food to enter the gap between the back splash and counter and is difficult to clean. Caulking should be installed at this location.

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 down draft vent system that is an integral part of the cooktop unit. 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	An air gap called a Johnson Tee is installed in the kitchen wall. This air gap protects the dishwasher from contamination caused by a backflow of waste water. The visible portions of the Johnson Tee were properly installed and functioning as intended.
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 is old and nearing the end of its service life, but is still functional.
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	Main Floor, Powder Room.
FLOORING MATERIAL	The floor is covered with hardwood. The floor 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 faucet fixture was tested and was 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.
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 bathtub is properly installed and is in good condition.
TUB WALLS	The tile around the bathtub is in good condition.
GLASS ENCLOSURE	The glass shower enclosure is labeled as tempered safety glass, 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 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. This allows water to enter the gap between the back splash and counter and it is difficult to clean. Caulking should be installed at this location.
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	Upper Floor Hallway.
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 sinks are properly installed and are in serviceable condition. The left sink drain stop is not operational. It should be repaired or replaced. The surface of the sinks are chipped. This is a cosmetic concern and does not affect the function of the sinks. Replacement of the sinks for better appearance should be considered.
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.
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.

LAUNDRY ROOM

Appliances are tested when present and when circumstances allow.

The following components were inspected:

CABINETS	The finish on the laundry room cabinets is slightly worn. The cabinets are otherwise in good condition.
COUNTERTOP	The counter top is covered with plastic laminate. The counter top is properly installed and in good condition.
FLOORING MATERIAL	The floor is covered with sheet vinyl. The floor is properly installed and is in good condition.
VENTILATION	The whole house fan is located in the laundry room. It is intended to remove stale air from the home. It is activated via a switch and timer on the wall. The fan was operated however the timer was not functioning as intended. Replacement is recommended.
SINK	The laundry sink is properly installed and is in good condition.
SINK FAUCET	The sink faucet 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.
APPLIANCES	The hookups for the washer are properly installed and in serviceable condition. The washer itself was not tested. Upgrading the washer connections to high pressure (steel braided) lines is recommended. The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer. The dryer is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quiet operation.

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. CPVC plastic 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 adjacent to the water heater. It was tested and was functional.
MAIN WATER LINE	The main water line is buried underground and was not visible for inspection.
INTERIOR WATER SUPPLY PIPES	The visible portions of the CPVC water supply pipes are properly installed and functional. CPVC 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 is 45 PSI. This is in the normal range of 30-80 PSI.
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.
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 west 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 and no deficiencies were noted during use. A handrail is installed and is securely attached.
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. Several 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.
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. There is condensation or mineral deposits between the panes of glass in several of the insulated glass windows. This indicates failed seals. The glass assemblies should be replaced, which is the only method for correcting this deficiency.
SMOKE DETECTORS	There are smoke detectors in the bedrooms. Additional smoke detectors should be installed outside the bedrooms near their doors. 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 was functioning as intended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

METAL FIREPLACES	The visible portions of the metal fireplaces were evaluated. The fireplaces are in good condition and no defects or deficiencies were observed.
GAS LOGS	The gas log was tested and was functioning as intended. When operating this gas log, make sure that the fireplace damper is open otherwise deadly combustion gases will spill into the room. The installation of a carbon monoxide detector in the room near the fireplace is recommended as a safety upgrade. The log lighter was tested and is functional. The gas supply for the log lighter is located on the wall or floor adjacent to the hearth. The key that turns on this valve should be kept out of the reach of children. The gas supply for the fireplace is located on the wall or floor adjacent to the hearth. The key that turns on this valve should be kept out of the reach of children.
DAMPERS	The fireplace dampers are functioning as intended. A fireplace damper that is left open when the fireplace is not being used allows huge quantities of heated air to escape up the chimney. Keeping your fireplace damper closed will result in a significant reduction in heating costs.
GLASS DOORS	The glass doors were tested and were functioning as intended.

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 blown in rockwool insulation. The approximate R value of this insulation is 30. This provides good resistance to heat transfer.
WALL INSULATION	The walls are insulated with fiberglass batt insulation. The 2x6 walls suggest that it is 6" R-19 fiberglass.
FLOOR INSULATION	The floors are insulated with 6" R-19 fiberglass batt insulation. The floor insulation has been properly installed and is in good condition.

STRUCTURE

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

The following components were inspected:

GENERAL INFORMATION	The foundation is constructed from poured in place concrete. A perimeter foundation wall supports the exterior walls of the building. Interior load bearing components are supported by pier footings and/or continuous spread footings. The floor structure is constructed out of engineered truss joists. The subfloor is oriented strand board (OSB). The stud walls are constructed from 2 X 6 dimensional lumber. The exterior wall sheathing is oriented strand board (OSB). The roof structure is constructed out of manufactured trusses. The roof sheathing is oriented strand board (OSB).
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. Most of the mudsill is inaccessible and cannot be evaluated. The visible portions of the mudsill are properly installed and are performing their intended function.
ANCHOR BOLTS	Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. The anchor bolts primary function, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill. Generally speaking, the newer the building, the better resistance it will have to seismic activity. Anchor bolts are installed and are performing their intended function.
BEAMS AND POSTS	The beams and posts are properly installed and are performing their intended function.
FLOOR JOISTS	The visible portions of the floor joists are properly installed and are performing their intended function.
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.

CRAWLSPACE

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

The following components were inspected:

CRAWLSPACE ACCESS

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

MOISTURE

The soil was damp under the vapor barrier, however, no evidence of water intrusion or standing water problems was observed. A drain has been installed in the crawlspace to remove incoming ground water. The drain was not tested and its adequacy was not determined.

VENTILATION

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

VAPOR RETARDER

The soil under the house is covered with a polyethylene plastic vapor retarder. This component is typically referred to as a "vapor barrier". While not a true vapor barrier, it does reduce the transmission of water vapor from the soil to the air. The vapor retarder is improperly installed. (see below)

The support post concrete piers are covered with the plastic vapor retarder. This allows the transmission of water vapor from the soil up and into the floor framing. The plastic vapor retarder should be removed from the pier so that it covers at least 85% of the entire surface of the soil only.

PEST CONTROL

Cellulose forms were left in place on the pier footings. This cellulose is conducive to the infestation of various wood destroying organisms. The removal of the cellulose is recommended.

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

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

× Good construction practices which exclude water and prevent high moisture conditions.
× Removal of wood debris and form wood from the crawlspace and

around the building exterior.
× Maintaining the roof water drain system.
× Maintaining good yard drainage away from the foundation wall.
× Avoiding wood-soil contact in the crawlspace or around the house exterior.
× Storing fire wood 6" above grade and in a dry area.

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

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