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 Stephen J Couey Sheila K Couey ("Seller") concerning 3935 226th Place SE 208 Issaquah WA 98029 ("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 Stephen J Couey 01/25/25
Seller DATE

AuthentiSIGN Sheila k Couey 01/25/25
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

Stephen and Sheila Couey
3935 226th PL SE #208
Issaquah WA 98029

Per the seller, the following items listed on the pre-sale inspection summary dated 2/12/2025, 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 2/17/2025*)*
-General Information and Building Site – all of the recommendations are the responsibility of the HOA.

- Electrical System – all items have been completed 2/18/2025

- Air conditioner/Heat pump – I was out of town during the inspection, and somehow, the breaker on the heat pump was flipped. The breaker was flipped, and the unit immediately fired back up.
The unit was made by Trane and is generally considered to be the top of line. The heat pump is about 3 ½ years old and has always performed flawlessly. Energy cost savings have always been phenomenal.
-Kitchen / Air Gap – All appliances are made by (another top-of-the-line brand). Miele dishwashers have an air gap inside the unit, and hence no further remediation is required. I found the following on a Miele website.
-Miele dishwashers have a built-in anti-siphon device, so an airgap isn't needed. In fact, Miele specifically recommends against connecting the drain line to an airgap which can constrict the flow of draining water. So, even though you have an airgap in place to satisfy local code, you can simply ignore it and safely connect the Miele drain line directly to the dishwasher drain nipple on the side of your garbage disposer or to the dishwasher drain nipple on your sink drain line. The built-in anti-siphon device on the dishwasher will prevent any possibility of water from the house drain lines being siphoned into the dishwasher.

-Smoke Detectors – the building has a built in fire detection system that is a common element that the HOA regularly tests and repairs as needed.

- Building Exterior – All gutters, downspouts, and paint are common property and are the responsibility of the HOA.

-Water heater / Expansion tank installed 2/17/2025

-Bathrooms – sinks were caulked on 2/17/2025

-Interior Doors – Hinged mounted door stops are necessary because the doors open to an area where they open to a location that can't accommodate the baseboard door stops (eg.glass or closet doors). Baseboard stops for all doors can accommodate them.

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

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

Laundry Room Appliances – the appliances are positioned such that viewing the water hoses and whether they are braided is impossible. Just moving the washing machine would be at least a two person job. The best time to change hoses is when a new one is installed or when a major servicing job necessitates moving it.

February 13, 2025

Mr. & Mrs. Steve & Sheila Couey
3935 226th Pl. SE
Issaquah, WA.

Re: 3935 226th Pl. SE
Issaquah, WA.

Dear Steve & Sheila;

At your request, a visual inspection of the above referenced property was conducted on 02/12/2025. 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 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 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

GENERAL INFORMATION

GENERAL COMMENTS

RECOMMENDATIONS

The exterior of this building and the common areas, were not examined in detail except as specifically noted. All components of this building have a predictable life span. Funds for maintenance and replacement of these items should be held in a reserve account. Information on this account is contained in the "resale certificate. Review of this document is recommended prior to the closing of escrow.

BUILDING SITE

PATIO

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

WALKWAY

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

ELECTRICAL SYSTEM

WIRING

The cord is not clamped where is enters the disposal. This could damage the wires or cause a ground fault. The cord should be clamped in accordance with industry standards.

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

The receptacle on the wall under the kitchen sink is loose. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.

AIR CONDITIONER/ HEAT PUMP:
GENERAL COMMENTS
The thermostat was inactive at the time of the inspection.

Testing of the heat pump in the cooling mode is recommended and should reveal 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 should also be tested in the heating mode. This test confirms that the reversing valve is functional.

KITCHEN
AIR GAP
The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap above the flood rim of the sink is recommended.

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

INTERIOR

SMOKE DETECTORS
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.

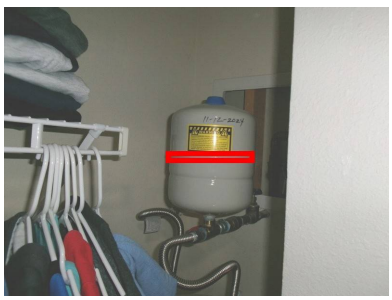
BUILDING EXTERIOR

GUTTERS AND DOWNSPOUTS
Downspouts draining directly onto the asphalt shingle surface causes excessive wear of the roofing material. Downspout extensions to the lower gutters should be installed to prevent excessive wear and tear of the roofing.

PAINT
The bottom edge of the lower sections of hardie plank 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.

WATER HEATER

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



BATHROOMS

HALLWAY BATHROOM

COUNTERTOP

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

PRIMARY BEDROOM BATHROOM

COUNTERTOP

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

LAUNDRY ROOM

APPLIANCES

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

INTERIOR

DOORS

Several of the doors are equipped with hinge mounted door stops. This type of door stop can damage the door skin, tear out hinge screws, and damage the door trim and frame. The removal and replacement with wall or floor mounted door stops 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 home.

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: Steve & Sheila Couey

Confidential Inspection Report

3935 226th Pl. SE
Issaquah, WA 98029

February 12, 2025

Prepared for: Steve & Sheila Couey

Inspection Table of Contents

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:	2/12/2025.
INSPECTOR'S NAME:	Terry Clark.
CLIENT NAME:	Mr. & Mrs. Steve & Sheila Couey.
MAILING ADDRESS:	3935 226th Pl. SE Issaquah WA.
CLIENT E-MAIL ADDRESS	sjcouey@gmail.com; skcouey426@gmail.com.
ADDRESS OF PROPERTY INSPECTED	3935 226th Pl. SE Issaquah, WA.

East elevation entry

Northwest elevation

CLIMATIC CONDITIONS:

WEATHER:	Partly Cloudy.
APPROXIMATE OUTSIDE TEMPERATURE:	35 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	East.
ESTIMATED AGE OF BUILDING:	The building is approximately 35 years old.
BUILDING TYPE:	Condo.
SPACE BELOW GRADE:	Slab on grade, Ground floor living area.

SCOPE, PURPOSE AND LIMITATIONS

CONDO

The purpose of this inspection was to discover and evaluate major defects, deficiencies and deferred maintenance found in the main components of this unit, the building and in the building site immediately around the building. 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 dwelling and property. Some of the defects mentioned in this report may be quite typical, and found in other structures of comparable age and price. Some, however, may not. We make our best attempt to distinguish this for you in both the verbal and written reports.

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

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

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

If you receive information from another building inspection professional, contractor or

trades person that is in conflict with ours, or if you discover a major defect in your home or building that was not described in your verbal or written reports, please call us immediately.

GENERAL COMMENTS

RECOMMENDATIONS

Certain building designs and/or building site topography may not qualify for earthquake insurance. Each company has its own underwriting policies. You should check with your insurance agent to determine whether or not your insurance company will write an earthquake policy on this property.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend you review all applicable public records that pertain to this property.

We make no representations as to the extent of presence of code violations, nor do we warrant the legal use of this building. This information can be obtained from the local building and/or zoning department.

The exterior of this building and the common areas, were not examined in detail except as specifically noted. All components of this building have a predictable life span. Funds for maintenance and replacement of these items should be held in a reserve account. Information on this account is contained in the "resale certificate. Review of this document is recommended prior to the closing of escrow.

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 garages, basements, crawlspaces and ground floor occupancies. 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 building. 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.

DRIVEWAY

The driveway and parking areas are paved with asphalt paving mix. The driveway and parking areas are in serviceable condition.

PATIO

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

WALKWAY

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

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.

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.

SECONDARY EXTERIOR WALL CLADDING

Louisiana Pacific (LP) inner seal lap siding is also used as an exterior wall cladding. This material is undesirable due to its propensity to swell, rot and delaminate. The manufacturer was involved in a multi-million-dollar class action lawsuit that was ultimately settled. The life expectancy of this siding in most cases is less than ten years. Maintaining the finish on the siding and protecting it from exposure to rain will maximize its service life. Louisiana Pacific continues to manufacture the siding and now calls it "Smart Siding". They have revised the manufacturing process and now claim that the problems described above have been eliminated.

LP signature knot observed

PEST CONTROL

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

Wood boring insect activity in the Puget Sound area usually does not occur unless there is a ventilation problem inside or underneath the building, a water leakage/rotting condition in the building 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 building 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, extend at least 8" above the finish grade with at least a 6" clearance between the top of the soil and the bottom of the wood finish materials. Untreated wood should be raised 1-2" above surrounding flatwork and should have a moisture barrier installed between the concrete and wood.

SOFFITS AND OVERHANGS The roof lacks overhangs. Overhangs protect the exterior walls, windows, doors, siding and exterior finish from the ravages of direct rainfall. Buildings without overhangs will generally require more frequent exterior maintenance and are also more likely to suffer from moisture related problems in the exterior walls. Regular maintenance of gutters, exterior finishes and caulking is recommended.

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.

Downspouts draining directly onto the asphalt shingle surface causes excessive wear of the roofing material. Downspout extensions to the lower gutters should be installed to prevent excessive wear and tear of the roofing.

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

The bottom edge of the lower sections of hardie plank 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 well constructed and is performing its intended function.

DECK SURFACE COVERINGS The deck is covered with an elastomeric surface coating. This type of deck surface coating is applied as a liquid over a plywood or concrete substrate. It is durable and waterproof. The typical service life of this material is about 10 years. The visible portion of the deck surface is in good condition and is performing its intended function.

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

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 medium. Metal gutters are used to collect the roof water drainage. The roof is approximately 12 years old. To determine the exact age of the roof refer to invoices and warranty information from the home owners association.
INSPECTION METHOD	The roof was not accessible and therefore was inspected from the ground.
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.
GENERAL COMMENTS	The roofing material was properly installed and is in serviceable condition. With proper care and maintenance this roof should remain serviceable for up to 10 more years.

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 100. 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 hallway.
MAIN DISCONNECT LOCATION	The main disconnect is located adjacent to the electric meter.
SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS	The service entrance conductors are 1/0 aluminum and have an ampacity of 125 amps. The service entrance conductors are properly installed and in serviceable condition.
SERVICE AMPACITY	The capacity of the electrical service is 125 amps. A 125 amp service is adequate for this home 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	The visible portions of the wiring are properly installed except where noted below. The cord is not clamped where is enters the disposal. This could damage the wires or cause a ground fault. The cord should be clamped in accordance with industry standards.

ALUMINUM WIRING	This house uses stranded aluminum wire for service entrance conductors and for dedicated major appliance circuits. This type of aluminum wire circuitry is typically found in most houses and is considered safe and reliable when installed correctly.
RECEPTACLES	All of the readily accessible receptacles were tested. Testing revealed defects requiring repair. These defects are outlined below.

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

The receptacle on the wall under the kitchen sink is loose. 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 and exterior.

The reset button for the exterior GFCI protected receptacles 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.

LUMINARIES

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

SWITCHES

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

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 4 years old, Location of condenser - The condenser was not observed.
CONDENSATE DRAIN	Air conditioners 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.
AIR HANDLER	The ventilation unit was functioning as intended. Servicing the unit is regular replacement and cleaning of the filter(s). The heat exchanger should be cleaned every 3-4 years depending on how dirty the outside air is. Refer to unit manual for additional servicing tasks.
AIR FILTER	The air filter(s) is located in the return air plenum adjacent to the air handler. The air filter(s) should be cleaned or replaced at least 2-3 times during the heating season.
THERMOSTAT	The thermostat was inactive at the time of the inspection.
GENERAL COMMENTS	The thermostat was inactive at the time of the inspection. Testing of the heat pump in the cooling mode is recommended and should reveal 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 should also be tested in the heating mode. 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 primary bedroom closet.

GENERAL INFORMATION The water heater is electric. The capacity of the water heater is 40 gallons. The water heater is approximately 6 years old. Water heaters of this type typically last about 10-15 years.

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

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

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

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

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

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

KITCHEN

The kitchen was inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. We inspect built-in appliances using normal operating controls. This includes running the dishwasher, operating the garbage disposal and microwave and checking the burners or heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators are not tested or inspected unless specifically noted.

The following components were inspected:

COUNTERTOPS	The countertops are covered with Corian. The countertops are properly installed and in good condition.
CABINETS	The finish on the kitchen cabinets is slightly worn. The cabinets are otherwise in good condition.
FLOORING MATERIAL	The floor is covered with vinyl tile. The floor is properly installed and is in good condition.
VENTILATION	Ventilation in the kitchen is provided by a fan built into the bottom of the microwave oven over the stove. The vent is ducted to the exterior. The vent fan is properly installed and is performing its intended function.
SINK FAUCET	The sink faucet is properly installed and is in good condition.
SINK	The kitchen sink is properly installed and is in good condition.
DRAINS, TRAPS AND TRAP ARMS	The sink drain is properly installed and is performing its intended function.
AIR GAP	The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap above the flood rim of the sink is recommended.
RANGE	No tip out protection was installed for the range. This is a hazard for small children. We recommend tip out protection devices be installed.
OVEN	The oven was tested and was functioning as intended.
MICROWAVE	The microwave oven was tested and was functioning as intended.
COOKTOP	The cooktop elements were tested and were functioning as intended.
DISHWASHER	The dishwasher was tested and was functioning as intended.
GARBAGE DISPOSAL	The garbage disposal was tested and was functioning as intended. The cord is not clamped where is enters the disposal. This could damage the wires or cause a ground fault. The cord should be clamped in accordance with industry standards.
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	Hallway.
BATHTUB	The bathtub is properly installed and is in good condition.
TUB WALLS	The tub walls are properly installed and are in good condition.
FLOORING MATERIAL	The floor is covered with plastic laminated strip flooring. 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 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 countertops are covered with slab quartz. The counter tops are properly installed and are in good condition. The backsplash caulking is cracked. Cracking of the caulk allows water to enter the gap and is difficult to clean. Caulking the cracks and/or gaps is recommended.
VENTILATION	Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.
SUPPLEMENTAL HEAT	The electric wall heater was tested and was functioning as intended.
GFCI RECEPTACLES	A ground fault circuit interrupter (GFCI) is a device that detects ground faults (current leakage to ground). It protects you from electrocution. GFCI protection is required for receptacles in bathrooms, kitchens, garages, unfinished basements, crawlspaces and at exterior receptacles. GFCI protected receptacles were found in this bathroom.

BATHROOM

LOCATION	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.
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 vinyl tiles. The floor is properly installed and is in good condition. It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.
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 countertops are covered with slab quartz. The counter tops are properly installed and are in good condition. The backsplash caulking is cracked. Cracking of the caulk allows water to enter the gap and is difficult to clean. Caulking the cracks and/or gaps is recommended.
VENTILATION	Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.
SUPPLEMENTAL HEAT	The electric wall heater was tested and was functioning as intended.
GFCI RECEPTACLES	GFCI protected receptacles were found in this bathroom.

LAUNDRY ROOM

Appliances are tested when present and when circumstances allow.

The following components were inspected:

FLOORING MATERIAL — The floor is covered with sheet vinyl. The floor is properly installed and is in good condition.

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

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

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

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

DRYER VENT — The visible portions of the dryer vent are properly installed and in serviceable condition. Dryer ducts should be cleaned annually as part of routine home maintenance. A dryer duct that is clogged with lint is a fire hazard.

PLUMBING SYSTEM

A plumbing system consists of the water heater, domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to the water heater, visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings.These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. Valves are not tested except where specifically noted. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape irrigation systems, off site community water supply systems or private (septic) waste disposal systems. Review of these systems should be performed by qualified and licensed specialists prior to the close of escrow.

The following components were inspected:

PLUMBING SYSTEM SPECIFICATIONS	The building is on a public water supply system. The building is connected to the municipal sewer system. Copper tubing is used for the water supply piping. ABS plastic is used for the drain, waste and vent pipes.
MAIN WATER SHUTOFF VALVE	The main water supply shutoff valve is located in the primary bedroom closet 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 copper water supply pipes are properly installed and functional. Copper is considered one of the most desirable materials for interior supply pipes and is expected to last the lifetime of the building.
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.

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.
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 of the doors are equipped with hinge mounted door stops. This type of door stop can damage the door skin, tear out hinge screws, and damage the door trim and frame. The removal and replacement with wall or floor mounted door stops is recommended.
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. All of the windows tested and/or inspected were found to be functioning as intended.
SMOKE DETECTORS	There is a smoke detector inside each of the bedrooms and in the hallway outside of the bedrooms. 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 portion of the metal fireplace was evaluated. The fireplace is in good condition and no defects or deficiencies were observed.
DAMPERS	The fireplace damper is functioning as intended. A fireplace damper that is left open when the fireplace is not being used allows huge quantities of heated air to escape up the chimney. Keeping your fireplace damper closed will result in a significant reduction in heating costs.
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:

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

STRUCTURE

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

The following components were inspected:

GENERAL INFORMATION	The foundation is constructed from poured in place concrete. A perimeter foundation wall supports the exterior walls of the building. Interior load bearing components are supported by pier footings and/or continuous spread footings. The floor structure is constructed out of wood joists. The subfloor is 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 a combination of manufactured trusses and conventional stick framing. The roof sheathing is oriented strand board (OSB).
FOUNDATION	The foundation is constructed in a manner typical of buildings of this type and age. No defects were observed.
MUDSILL	The mudsill is typically a 2x4 or 2x6 member that is laid flat directly on the top of or cast into the top of the foundation wall. The mudsill is usually bolted to the foundation wall and serves as a base for the rest of the floor framing. In this building, the mudsill is inaccessible and cannot be evaluated. There was no evidence present that would suggest that there are defects in this component.
ANCHOR BOLTS	Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. Anchor bolts primary function in this area, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill . Generally speaking, the newer the building, the better resistance it will have to seismic activity. Due to the design of this building, anchor bolts are not visible and could not be evaluated.
FLOOR JOISTS	The floor joists are covered with finished surfaces and therefore were not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.
SUBFLOORING	The subfloor was covered with insulation and finished surfaces and was not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.
WALLS	The walls are covered with finished surfaces and therefore were not visible for inspection. No evidence of defects or deficiencies was observed.