



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ ("Buyer") and **JSLs Living Trust** _____ ("Seller") concerning **2232 168th Ave NE Bellevue WA 98008** ("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.

 Jan Smrcina 10/01/25
Seller DATE

 Lauren Smrcina 10/01/25
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

Lauren and Jan Smrcina
2232 168th AVE NE
Bellevue, WA 98008

Per the seller, the following items listed on the pre-sale inspection summary dated October 3rd, 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 October 8th, 2025

Primary Bathroom - toilet has been re-sealed and mounted to floor

Garage door sensors - Photo beam sensors are 4-6" above floor and are operating per spec

Electrical - removal of non-energized cable in crawl space, replacement of power source for garage door. Repaired GFCI receptacle in kitchen.

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

Soffits- caulking and covering gaps

Chimney - replacement of cracked crown, removal of moss/vegetation

Closet doors - installation of closet rods and/or shelves

Dishwasher air gap - installation above sink

Dry wall - repair damaged panels in garage

Electrical - replacement of cover plates on receptacles

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

Dryer - replacement or repair of heating element

Refrigerator - replacement or repair of water filtration system

October 3, 2025

Ms. & Mr. Jan & Lauren Smrcine

, .

**Re: 2232 168th Ave NE
Bellevue, WA.**

Dear Jan & Lauren;

At your request, a visual inspection of the above referenced property was conducted on 10/03/2025. 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

BUILDING SITE

WALKWAY

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



The gap separating the concrete walkway and asphalt driveway is a trip hazard. Filling the gap with mortar would mitigate the hazard.

BUILDING EXTERIOR

PORCH

The outbuilding door step is loose. This is a potential safety hazard. Steps should be installed as necessary to prevent settlement and/or tipping of the steps.



GARAGE

ATTACHED GARAGE GARAGE DOOR OPENER

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



FIRE SEPARATION

This house was constructed before a fire resistive barrier was required between the garage and living space. The gypsum barrier slows the spread of a fire from the garage to the living space. Consideration should be given to installing such a barrier as a safety upgrade.

ELECTRICAL SYSTEM

WIRING

There is an abandoned electrical cable in the crawlspace and several above the service panel in the garage. The cables are not energized however they should be terminated in a covered junction boxes or removed.



An extension cord is used as a temporary power source for the garage door openers. An extension cord is not suitable as a permanent wiring method. The installation of a receptacle within cords length of the motors is recommended.



RECEPTACLES

The polarity is reversed in the receptacle on the west wall in the living room. When a three-light tester shows a hot/ground reverse, the actual problem is often a disconnected neutral somewhere upstream of the receptacle

being tested. This defect is a shock hazard and can damage some electronic equipment. All receptacles exhibiting reversed polarity should be rewired.

The receptacle for the washer on the east wall of the garage is loose. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.

Cover plates are missing from several receptacles. This is a shock and fire hazard. The installation of cover plates on all receptacles is recommended.

GFCI RECEPTACLES

The GFCI receptacle in the kitchen on the east wall does reset when a ground fault is introduced. This is caused by an improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.



SWITCHES

A "mystery switch" (switches whose function could not be determined) was observed in the garage. We suggest inquiry of the owner as to the purpose of this switch.

WATER HEATER

PRESSURE RELIEF VALVE

The end of the pressure relief valve drain pipe terminates horizontally rather than vertically. This is a hazard. The installation of an elbow on the end of the drain pipe that directs discharge towards the ground is recommended.



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.

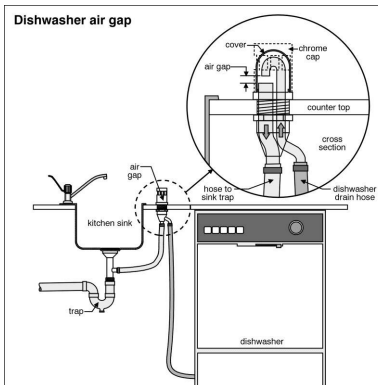
GENERAL COMMENTS

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

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.



BATHROOMS

PRIMARY BEDROOM BATHROOM

TOILET

The toilet is loose where it mounts to the floor. A loose toilet will eventually start to leak and will damage the flooring material, underlayment and subfloor. The most reliable fix for this condition is to remove the toilet and install a new wax seal. The toilet should then be securely mounted to the floor.

INTERIOR

SMOKE DETECTORS

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

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

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.

INSULATION

FLOOR INSULATION

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

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

DRIVEWAY

There is settlement damage visible in the asphalt driveway. The damage is not affecting the function of the driveway. Patching and/or filling the voids is optional. Cracks observed in the asphalt surface of the driveway can be sealed to minimize moisture entry and further settlement of the asphalt. Seal coating the surface of the asphalt is recommended to maximize the service life of the paving. Asphalt sealers are available at most home improvement stores.

BUILDING EXTERIOR**PEST CONTROL**

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

**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.

**ROOF****CHIMNEYS**

The chimney crown is cracked. The mortar chimney crown prevents water from entering and damaging the masonry. Repairing or replacing the chimney crown will extend the service life of the chimney.

Moss/vegetation was observed in several areas around the upper portion of the chimney. This will lead to accelerated deterioration of the brick masonry mortar. We recommend removal of all organic growth.

**ATTIC****MECHANICAL VENTILATION SYSTEMS**

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



GARAGE

ATTACHED GARAGE

APPLIANCES

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



INTERIOR

CLOSET DOORS

The closet package is missing from the bedrooms. Replacement of the missing closet rod(s) and/or shelves is recommended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

MASONRY FIREPLACES

Minor deterioration of the fire brick was observed inside the firebox. Cracks and voids should be filled with refractory cement.

INSULATION

ATTIC INSULATION

The attic is insulated with blown in rockwool insulation. The approximate R value of this insulation is 11. This provides only minimal resistance to heat transfer. Adding additional insulation to achieve an R value of 30 is recommended to reduce heat loss through the ceilings.

STRUCTURE

ANCHOR BOLTS

Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. Anchor bolts primary function in this area, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill . Generally speaking, the newer the house, the better resistance it will have to seismic activity. Due to the age of the house, there are no anchor bolts. The installation of anchor bolts should be considered as an upgrade.

BEAMS AND POSTS

There are no visible positive connections tying the center posts and beams together. The installation of gusset plates is recommend to reduce the likelihood of damage during an earthquake.



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

The crawlspace access door is not rodent proof. The installation of a tight fitting access door is recommended to exclude rodents from the crawlspace.



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

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Report: Jan & Lauren Smrcina

Confidential Inspection Report
2232 168th Ave NE
Bellevue, WA

October 3, 2025

Prepared for: Jan & Lauren Smrcine

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 10/3/2025.
 INSPECTOR'S NAME: Terry Clark.
 CLIENT NAME: Mr. & Ms. Lauren & Jan Smrcine.
 CLIENT E-MAIL ADDRESS: thesmrcinas@gmail.com laurenkatherina@gmail.com.
 ADDRESS OF PROPERTY: 2232 168th Ave NE
 INSPECTED: Bellevue, WA.



West elevation



East elevation

CLIMATIC CONDITIONS:

WEATHER: Overcast.
 APPROXIMATE OUTSIDE TEMPERATURE: 60 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.
 ESTIMATED AGE OF BUILDING: The building is approximately 60 years old.
 BUILDING TYPE: 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 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 its usefulness.

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

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

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

GENERAL COMMENTS

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 The building lacks a roof water drain system. Roof water discharging on the ground adjacent to the foundation wall is one of the most common causes of water or moisture problems in ground floor occupancies, basements and crawlspaces. Overflowing gutters and clogged downspouts and scuppers also frequently cause or exacerbate moisture or water entry problems in crawlspaces and basements.

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

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

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

DRIVEWAY There is settlement damage visible in the asphalt driveway. The damage is not affecting the function of the driveway. Patching and/or filling the voids is optional. Cracks observed in the asphalt surface of the driveway can be sealed to minimize moisture entry and further settlement of the asphalt. Seal coating the surface of the asphalt is recommended to maximize the service life of the paving. Asphalt sealers are available at most home improvement stores.

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

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

The gap separating the concrete walkway and asphalt driveway is a trip hazard. Filling the gap with mortar would mitigate the hazard.



FENCES AND GATES

The fences are properly installed and are performing their intended function. The gate is properly installed and is performing its intended function.

BUILDING EXTERIOR

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

The following components were inspected:

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

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



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 downspouts are properly installed and are functioning as intended.

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.

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.

The outbuilding door step is loose. This is a potential safety hazard. Steps should be installed as necessary to prevent settlement and/or tipping of the steps.



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 10 years old.

INSPECTION METHOD

The inspection of this roof was conducted from the roof surface. The inspector walked on the roof and made a visual inspection of the components listed below.

CHIMNEYS

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

The chimney crown is cracked. The mortar chimney crown prevents water from entering and damaging the masonry. Repairing or replacing the chimney crown will extend the service life of the chimney.

Moss/vegetation was observed in several areas around the upper portion of the chimney. This will lead to accelerated deterioration of the brick masonry mortar. We recommend removal of all organic growth.



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.

ATTIC

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

The following components were inspected:

ACCESS

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

VENTILATION

The attic is adequately vented.

MECHANICAL SYSTEMS

VENTILATION

The visible portions of the air duct for the bathroom fan is properly installed and is performing its intended function.

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



PEST CONTROL

The first step in preventing rodents from entering the attic is to seal all possible entry points using wire mesh, caulking, wood, stainless steel wool, or aerosol foam. Careful work sealing cracks, holes and gaps over 1/4" in size will discourage activity.

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 garage doors are properly installed and are performing their intended function.

GARAGE DOOR OPENER

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

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



FIRE SEPARATION

This house was constructed before a fire resistive barrier was required between the garage and living space. The gypsum barrier slows the spread of a fire from the garage to the living space. Consideration should be given to installing such a barrier as a safety upgrade.

PASSAGE DOOR

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

RECEPTACLES

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

APPLIANCES

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

Upgrading both of 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 dryer vent is properly installed and in serviceable condition.

ELECTRICAL SYSTEM

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible wiring, service panels, subpanels, overcurrent protection devices, light fixtures and all accessible wall receptacles. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCIs. The hidden nature of the electrical wiring prevents inspection of every length of wire. Telephone, video, audio, security system and other low voltage wiring is not included in this inspection. We recommend you have the seller demonstrate the serviceability of these systems to you.

The following components were inspected:

<i>ELECTRICAL SPECIFICATIONS</i>	<i>SYSTEM</i>	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 125. Copper wire is used throughout the building. Non-metallic sheathed cable (Romex) is the type of wiring used throughout the house. The grounding of the service is provided by a driven rod.
<i>UNDERGROUND LATERAL</i>	<i>SERVICE</i>	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.
<i>SERVICE PANEL LOCATION</i>		The service panel is located in the garage.
<i>SUBPANEL LOCATION</i>		The subpanel is located in the outbuilding.
<i>MAIN DISCONNECT LOCATION</i>		The main disconnect is an integral part of the service panel. The ampacity of the main disconnect is 125 amps.
<i>SERVICE CONDUCTORS/CABLES/RACEWAY</i>	<i>ENTRANCE</i>	The service entrance conductors are #2 copper and have an ampacity of 125 amps. The service entrance conductors are properly installed and in serviceable condition.
<i>AYS</i>		
<i>SERVICE AMPACITY</i>		The capacity of the electrical service is 125 amps. A 125 amp service is adequate for this house with the existing electrical equipment. There is also room to add additional circuits if necessary.
<i>SERVICE BONDING</i>	<i>GROUNDING AND</i>	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.
<i>SERVICE PANEL</i>		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.
<i>SUBPANEL</i>		The subpanel is properly installed and in serviceable condition. The circuits are labeled. The accuracy of the labeling was not verified. Do not assume the labeled circuit is off unless it has been checked with a voltage tester.
<i>OVER CURRENT PROTECTION</i>		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.
<i>WIRING</i>		The visible portions of the wiring are properly installed except where noted below. There is an abandoned electrical cable in the crawlspace and several above the service panel in the garage. The cables are not energized however they should be terminated in a covered junction boxes or removed. An extension cord is used as a temporary power source for the garage door openers. An extension cord is not suitable as a permanent wiring method. The installation of a receptacle within cords length of the motors is recommended.



RECEPTACLES

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

The polarity is reversed in the receptacle on the west wall in the living room. When a three-light tester shows a hot/ground reverse, the actual problem is often a disconnected neutral somewhere upstream of the receptacle being tested. This defect is a shock hazard and can damage some electronic equipment. All receptacles exhibiting reversed polarity should be rewired.

The receptacle for the washer on the east wall of the garage is loose. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.

Cover plates are missing from several receptacles. This is a shock and fire hazard. The installation of cover plates on all receptacles is recommended.

GFCI RECEPTACLES

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

The GFCI receptacle in the kitchen on the east wall does reset when a ground fault is introduced. This is caused by an improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.



AFCI RECEPTACLES

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

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

LUMINARIES

AFCI protection was installed in both of the panels for several of the circuits.

SWITCHES

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

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

functional except where noted below.

A "mystery switch" (switches whose function could not be determined) was observed in the garage. We suggest inquiry of the owner as to the purpose of this switch.

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:

<i>GENERAL INFORMATION</i>	Heat is provided by a high efficiency natural gas fired condensing furnace. The furnace is located in the garage. The furnace is approximately 2 years old. The input rating of the furnace is 40,000 BTU. This BTU rating is typical of a home of this size and age.
<i>GAS PIPING</i>	The gas pipe is properly installed and is performing its intended function.
<i>AUTOMATIC GAS VALVE</i>	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.
<i>IGNITION</i>	The furnace uses an electronic hot surface ignition. This component was functioning as intended.
<i>BURNERS</i>	The gas burners are properly installed and are functioning as intended.
<i>COMBUSTION AIR</i>	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.
<i>ELEVATION ABOVE GARAGE FLOOR</i>	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.
<i>HEAT EXCHANGER</i>	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.
<i>DRAFT INDUCER</i>	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.
<i>VENT</i>	The PVC plastic vent pipe for the condensing furnace is properly installed and is functioning as intended.
<i>BLOWER</i>	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.
<i>AIR FILTER</i>	The air filter is located in the return air plenum adjacent to the furnace. The air filter should be cleaned or replaced at least 2-3 times during the heating season.
<i>DUCTS</i>	The ducts are constructed out of sheet metal and flex duct. The ducts are properly installed and are performing their intended function.
<i>THERMOSTAT</i>	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.
<i>CONDENSATE DRAIN/PUMP</i>	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.
<i>GENERAL COMMENTS</i>	The furnace responded to the thermostats call for heat and all major components were functional. This type of furnace should be serviced annually.

AIR CONDITIONER/ HEAT PUMP

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

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

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

The following components were inspected.:

GENERAL INFORMATION

Unit Type - Split system Heat Pump, Age - The heat pump is approximately 2 years old, Location of condenser - The condenser is located on the south side of the house.

CONDENSER

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

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

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

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

REFRIGERANT LINES

The accessible refrigerant lines appear to be in good condition.

CONDENSATE DRAIN

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

AIR HANDLER

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

BLOWER

The blower draws air from the return air ducts and pushes it over the AC coils where it is cooled. The air is then pushed through the distribution ducts into the rooms. The

blower was tested and was functioning as intended.

AIR FILTER

The air filter(s) is located in the return air plenum adjacent to the furnace. 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 16-18 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.

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

WATER HEATER

Our review of water heaters includes the tank, gas and/or water connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

The following components were inspected:

LOCATION OF UNIT

The water heater is located in the garage.

GENERAL INFORMATION

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

PRESSURE RELIEF VALVE

The pressure relief valve is properly installed with one exception noted below. The valve was not tested, as this could cause the valve to leak.

The end of the pressure relief valve drain pipe terminates horizontally rather than vertically. This is a hazard. The installation of an elbow on the end of the drain pipe that directs discharge towards the ground is recommended.



SHUTOFF VALVE

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

WATER CONNECTIONS TANK

AT 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

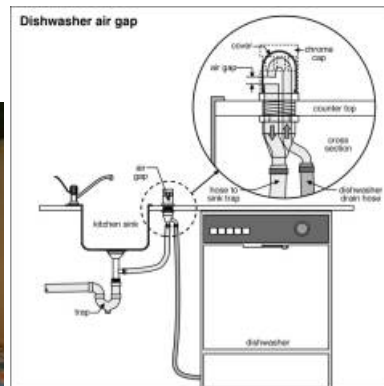
The water heater is nearing the end of its service life. The need for water heater replacement should be anticipated.

KITCHEN

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

The following components were inspected:

<i>COUNTERTOPS</i>	The countertops are covered with slab quartz. The counter tops are properly installed and are in good condition.
<i>CABINETS</i>	The kitchen cabinets are properly installed and are in good condition.
<i>FLOORING MATERIAL</i>	Manufactured flooring is used in the kitchen. This is a durable composite product covered with plastic laminate. The flooring has been properly installed and is in good condition.
<i>VENTILATION</i>	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.
<i>SINK FAUCET</i>	The sink faucet is properly installed and is in good condition.
<i>SINK</i>	The kitchen sink is properly installed and is in good condition.
<i>DRAINS, TRAPS AND TRAP ARMS</i>	The sink drain is properly installed and is performing its intended function.
<i>AIR GAP</i>	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.



<i>OVEN</i>	The oven was tested and was functioning as intended.
<i>MICROWAVE</i>	The microwave oven was tested and was functioning as intended.
<i>COOKTOP</i>	The cooktop elements were tested and were functioning as intended.
<i>DISHWASHER</i>	The dishwasher was tested and was functioning as intended.
<i>GARBAGE DISPOSAL</i>	The garbage disposal was tested and was functioning as intended.
<i>REFRIGERATOR</i>	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. Most ceramic tile is applied directly over gypsum board rather than on a concrete board such as "Durock" or "Wonder Board". Where the tile is applied directly over the gypsum board, it is critical that the tile grout be maintained to prevent water intrusion behind the tile. Missing or cracked grout should be repaired. Inside corners, and penetrations in the tile should be kept sealed with a high quality caulk.
FLOORING MATERIAL	The floor is covered with ceramic tile. The tile is properly installed and is in good condition.
TOILET	The toilet was flushed and was functioning as intended.
SINK	The bathroom sink is properly installed and is in good condition.
DRAINS, TRAPS AND TRAP ARMS	The sink drain is properly installed and is performing its intended function.
FAUCET FIXTURES	The faucet fixtures were tested and were functioning as intended.
CABINETS	The bathroom cabinet is properly installed and is in good condition.
COUNTERTOP	The countertops are covered with slab quartz. The counter tops are properly installed and are in good condition.
VENTILATION	Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.
GFCI RECEPTACLES	A ground fault circuit interrupter (GFCI) is a device that detects ground faults (current leakage to ground). It protects you from electrocution. GFCI protection is required for receptacles in bathrooms, kitchens, garages, unfinished basements, crawlspaces and at exterior receptacles. GFCI protected receptacles were found in this bathroom.

BATHROOM

LOCATION	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 ceramic tile. The tile is properly installed and is in good condition.
TOILET	The toilet is loose where it mounts to the floor. A loose toilet will eventually start to leak and will damage the flooring material, underlayment and subfloor. The most reliable fix for this condition is to remove the toilet and install a new wax seal. The toilet should then be securely mounted to the floor.
SINK	The bathroom sink is properly installed and is in good condition.
DRAINS, TRAPS AND TRAP ARMS	The sink drain is properly installed and is performing its intended function.
FAUCET FIXTURES	The faucet fixtures were tested and were functioning as intended.

<i>CABINETS</i>	The bathroom cabinet is properly installed and is in good condition.
<i>COUNTERTOP</i>	The countertops are covered with slab quartz. The counter tops are properly installed and are in good condition.
<i>VENTILATION</i>	Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.
<i>GFCI RECEPTACLES</i>	GFCI protected receptacles were found in this bathroom.

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:

<i>PLUMBING SPECIFICATIONS</i>	<i>SYSTEM</i>	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, copper and cast iron is used for the drain, waste and vent pipes.
<i>MAIN WATER SHUTOFF VALVE</i>		The main water supply shutoff valve is located in the garage. It was tested and was functional.
<i>MAIN WATER LINE</i>		The main water line is buried underground and was not visible for inspection. The flow indicator on the water meter was checked with all the water shut off in the house. There was no movement of the flow indicator. This suggests that there are no leaks in the main water line. You should check the meter periodically (2-4 times a year) with all the water in the house shut off. Movement of the flow indicator on the meter means that there is a leak either inside the house or in the main line underground.
<i>INTERIOR WATER PIPES</i>	<i>SUPPLY</i>	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.
<i>WATER PRESSURE</i>		The water pressure is 55 PSI. This is in the normal range of 30-80 PSI.
<i>DRAIN AND WASTE PIPES</i>		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".
<i>VENT PIPES</i>		The visible portions of the vent pipes are properly installed and are performing their intended function.
<i>FAUCET FIXTURES</i>		All faucet fixtures were tested and were functioning as intended.
<i>HOSE BIBBS AND EXTERIOR SUPPLY PIPES</i>		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.
<i>GAS PIPING</i>		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.
<i>GAS METER</i>		The gas meter is located on the south side of the building. The main gas shut off valve is installed on the high pressure line emanating out of the ground. This valve requires a wrench to open and close. Keeping a gas valve wrench or adjustable wrench accessible near the gas meter is recommended.

INTERIOR

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

The following items were inspected:

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.

CLOSET DOORS

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

The closet package is missing from the bedrooms. Replacement of the missing closet rod(s) and/or shelves is recommended.



WINDOWS

The window frames are constructed from PVC and have insulated glass in them. All of the windows were tested and/or inspected. All of the windows tested and/or inspected were found to be functioning as intended.

SMOKE DETECTORS

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

Ionization technology is generally more sensitive than photoelectric technology at detecting small particles, which tend to be produced in greater amounts by flaming fires, which consume combustible materials rapidly and spread quickly. Sources of these fires may include paper burning in a wastebasket or a grease fire in the kitchen.

Photoelectric technology is generally more sensitive than ionization technology at detecting large particles, which tend to be produced in greater amounts by smoldering fires, which may smolder for hours before bursting into flame. Sources of these fires may include cigarettes burning on couches or bedding.

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

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:

MASONRY FIREPLACES

Minor deterioration of the fire brick was observed inside the firebox. Cracks and voids should be filled with refractory cement.

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.

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.

LEAD PAINT

Lead paint may be present in or around this building. Lead was used extensively in paint until 1978. Most buildings built before 1978 contain some lead paint. Lead paint is a poison. However, the mere presence of lead paint is not necessarily dangerous. Worn, cracked or peeling paint poses the greatest risk. Dust from lead paint is the main cause of lead poisoning in homes. Lead dust is created any time a surface coated with lead paint is exposed to friction - for example when a painted window is repeatedly open and closed or when the surface is sanded prior to repainting or remodeling. The paint dust can be inhaled or swallowed. Paint chips are sometimes ingested by small children. Information on lead paint abatement can be obtained from contractors specializing in lead paint detection and removal.

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 11. This provides only minimal resistance to heat transfer. Adding additional insulation to achieve an R value of 30 is recommended to reduce heat loss through the ceilings.

WALL INSULATION

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

FLOOR INSULATION

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

STRUCTURE

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

The following components were inspected:

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 heavy timber joists spaced 4-5' apart. The subfloor is 2 X 6 tongue and groove boards. The stud walls are constructed from 2 X 4 dimensional lumber. The exterior wall sheathing is plywood. The roof structure is conventionally framed out of dimensional lumber. The roof sheathing is plywood.

FOUNDATION

The foundation is constructed in a manner typical of buildings of this type and age. There are minor shrinkage cracks in the foundation. Shrinkage cracks are common in poured concrete foundation walls. They do not affect the performance of the foundation. No action is indicated.

MUDSILL

The mudsill is typically a 2x4 or 2x6 member that is laid flat directly on the top of or cast into the top of the foundation wall. The mudsill is usually bolted to the foundation wall and serves as a base for the rest of the floor framing. In this building, the mudsill is inaccessible and cannot be evaluated. There was no evidence present that would suggest that there are defects in this component.

ANCHOR BOLTS

Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. Anchor bolts primary function in this area, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill. Generally speaking, the newer the house, the better resistance it will have to seismic activity. Due to the age of the house, there are no anchor bolts. The installation of anchor bolts should be considered as an upgrade.

BEAMS AND POSTS

The beams and posts are performing their intended function.

There are no visible positive connections tying the center posts and beams together. The installation of gusset plates is recommend to reduce the likelihood of damage during an earthquake.



SUBFLOORING

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

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 site cut and assembled dimensional lumber. The roof structure is constructed in a manner consistent with buildings of this type and is performing its intended function. No defects or deficiencies were observed.

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 outside at the rear of the building. 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.

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 properly installed and is performing its intended function. The vapor retarder should be maintained so that it covers at least 85% of the entire surface of the soil.

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

The crawlspace access door is not rodent proof. The installation of a tight fitting access door is recommended to exclude rodents from the crawlspace.

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:

- x Good construction practices which exclude water and prevent high

moisture conditions.

- x Removal of wood debris and form wood from the crawlspace and around the building exterior.
- x Maintaining the roof water drain system.
- x Maintaining good yard drainage away from the foundation wall.
- x Avoiding wood-soil contact in the crawlspace or around the house exterior.
- x 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.

