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 **Jeffrey Linstad** **Wendy Linstad** ("Seller") concerning **13314 174th Ave NE** **Redmond** **WA** **98052** ("the Property").

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

- ☑ Whole House Inspection
- ☐ Sewer Inspection
- ☐ Pest Inspection
- ☐ Other: _____

The Inspection Report(s) are intended to be a part of any Seller Disclosure Statement (NWMLS Form 17) that is provided in this transaction, whether or not the two documents are attached to each other. The Inspection Report(s) were procured by Seller and are provided for informational and disclosure purposes only. The Inspection Report(s) are not intended to constitute a warranty, either express or implied, about the condition of the Property. Buyer is advised to procure their own inspections from professional inspectors chosen by Buyer or hire the inspectors that prepared the Inspection Report(s). Buyer has the opportunity to inspect the Property to Buyer's satisfaction.

Authentisign Jeffrey Linstad 07/23/2021
Seller 7/23/2021 6:04:23 AM PDT DATE

Authentisign Wendy Linstad 07/22/2021
Seller 7/22/2021 6:55:03 PM PDT 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

July 17, 2021

Jeff and Wendy Linstad

13314 174th Ave NE

Redmond, WA 98052

Comments on Home Inspection Summary Items dated 7/15/2021

Item #3 No CO detector on the main floor – new CO detector has been installed.

Item #4 Missing closet door guides – Guides will be installed before closing.

Item #5 Corrugated piping under sink in master bathroom – will be replaced if requested in purchase and sale agreement

Item #7 No caulking in shower in the master bathroom – Caulking will be installed before closing.

Item #8 No anti-siphon for the dishwasher – a Johnson Tee or equivalent will be installed in the dishwasher drain line before closing.

Item #10 Water heater installation date of 2007 with no expansion tank – water heater will be replaced before closing.

Item #12 No recent service on furnace – service on furnace will be done before closing.

Item #13 GFCI's in bathrooms found to be wired incorrectly (line-load wiring) – removed GFCI in upstairs bathrooms and installed standard outlets, main power suppled from powder room downstairs, CFCI trip test performed and status indicator light remains green. Powder room GFCI supplies power to both upstairs bathrooms.

No GFCI protection on the left side of the kitchen sink – A GFCI will be installed before closing

Item #14 Exposed wires in the attic – wires in the attic were installed for future lighting that was not done – no wires are energized.

Item #16 Evidence of rodents in crawl space - Although the inspector said that no signs of present rodents were noticed, a pest control company will confirm status before closing.

Prepared For: Jeffrey Linstad

Property Address: 13314 174th Ave NE, Redmond, WA 98052

Inspector: Eric Lucke
Company: BCT Inspections, LLC
dba WIN Home Inspection Woodinville
(425) 497-9629
elucke@wini.com

Services Included in this Report:

Standard Full Home Inspection

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NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

PRESENT: Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

NOT INSPECTED: Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

WIN Home Inspection

Standard Full Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

BCT Inspections, LLC dba WIN Home Inspection Woodinville
914 - 164th St SE Suite B12 #252, Mill Creek, Washington 98012-6339
(425) 497-9629 woodinville.wini.com

Work Order Number: 10304056 **Service Date:** 7/15/2021 **Time:** 1:00 PM

Site Address:
13314 174th Ave NE, Redmond, WA 98052

For the purpose of this inspection, the Main Entry Door faces: W

Site Information:
Weather: 61 °F - Cloudy
Approximate Year Built: 1986
Structure: SF - Wood
Foundation: Raised Foundation
Bedrooms: 4
Bathrooms: 2.5
Floors: 2
Occupied: Yes

Client:
Name: Jeffrey Linstad
Address:
Work Phone:
Home Phone:
Mobile Phone: (425) 999-1728
Email Address: jefflinstad@comcast.net

Client Present at Inspection: Yes

Buyer's Agent:
Name:
Company:
Address:
,
Phone:
Email:

Buyer's Agent Present at Inspection: No

Seller's Agent:
Name:
Company:
Address:
,
Phone:
Email:

Seller's Agent Present at Inspection: No

Inspector: Eric Lucke
License / Certification:
Email: elucke@wini.com

BCT Inspections, LLC
dba WIN Home Inspection Woodinville

Notes:

SUMMARY SECTION

Standard Full Home Inspection Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

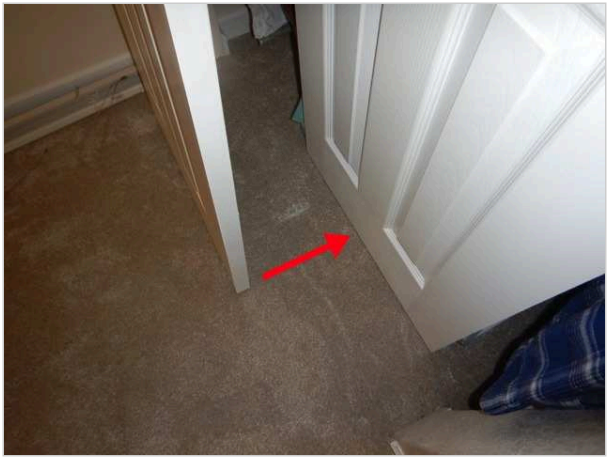
1. **Site Concrete and Paving - Driveway(s)/Parking**
   Cracking
   The inspector noted that there is cracking of the driveway surface. It is recommended that these areas be sealed with mortar patch to prevent continued moisture penetration and subsequent deterioration. Contact a qualified professional to make the necessary repairs.

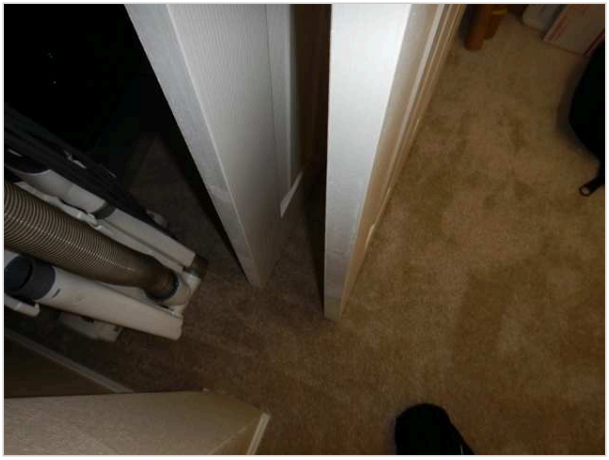
2. **Structure Perimeter Exterior - Visible Cracks**
   Cracks - Visible
   The inspector noted some minor cracking visible in the foundation wall at the exterior of the structure. Small cracks of this kind are commonly found and not unusual for this type of construction due to slight settlement or normal expansion or cure. It is recommended that this area be patched to prevent potential moisture penetration. Contact a qualified professional to perform this maintenance. Inspecting the cracks for widening on an annual basis is also recommended.

3. **Structure - Carbon Monoxide Detector(s)**
   Present - One Floor

The structure is equipped with a carbon monoxide detector/alarm on the upper floor. Current regulations require a detector/alarm on both levels of the structure adjacent to sleeping areas. The inspector recommends that one or more CO detectors/alarms be installed in the structure on every floor according to jurisdictional and manufacturer recommendations. Fire safety officials recommend completely replacing detectors/alarms after 10 years of service.

4. **Bedroom - Entry Door(s)/Closet Door(s)**
   Missing Closet Door Guide(s)
   The inspector noted that the bedroom closet door guide(s) was/were not in place at the time of the inspection. The owners were painting at the time of inspection. Confirm they have been replaced. If they need to be added, recommend you contact a qualified professional to make the necessary repairs.





5. **Bathroom(s)/Washroom(s) - Basin Drain**
   Corrugated Pipe
   The inspector noted that a section of corrugated pipe was used in the drain system under the master bathroom sink. This type of pipe are prone to collect debris and clog. Replacing them with a rigid pipe with a smooth interior surface is recommended to provide the intended functionality. Contact a qualified professional to perform the necessary repair.

6. **Bathroom(s)/Washroom(s) - Caulking - Water Exposed Area**
   Deterioration Tub/Shower

The inspector noted that there are areas of the master bathroom shower where the caulking has deteriorated and is in need of replacement. This area was tested for moisture in the walls and none was detected at the time of inspection. Water leaking through non-sealed areas is a major reason for structural damage in a bath area. It is recommended that this area be repaired with caulk and not grout by removing and replacing the old caulk with a water resistant silicone caulk to seal these areas to prevent moisture penetration. Due to the non-invasive nature of this inspection it was not possible to determine the extent of any damage to the wall structure in these areas. Additional investigation may be necessary to determine if any damage has occurred. Contact a qualified professional to perform this maintenance.

7. **Kitchen(s) - Stove Exhaust Filter**

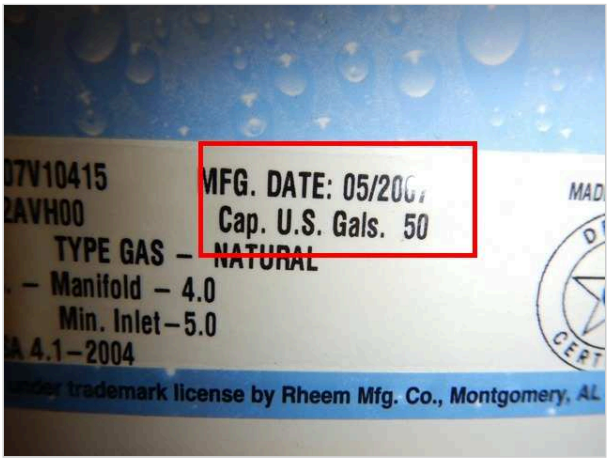
Cleaning Needed

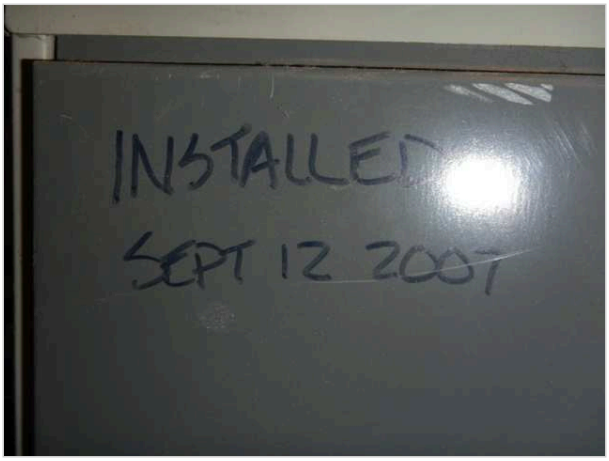
The stove top exhaust fan grease filter(s) on the cooktop exhaust fan is in need of cleaning or replacement. Periodically cleaning in the dishwasher will ensure functional service is provided.

8. **Kitchen(s) - Dishwasher**
   No Anti-Siphon
   The inspector noted that the dishwasher drain is not connected to an anti-siphon valve or air gap device. These are recommended and to prevent grey water from backing up into the dishwasher in the event the sink plugs up. Installing an approved device is recommended for preventive considerations. If that is not possible, looping and attaching the dishwasher drain high up inside the cabinet under the kitchen sink will help alleviate this condition. Contact a qualified professional to perform this maintenance.

9. **Fire Place/Wood Stove - Flue Condition**
   Functional
   The visible portions of the chimney flue appear to be without visible flaws and excessive build up that would justify cleaning at this time. The scope of this inspection does not include the flues/liners of the chimney and they were not inspected. Consideration may be given to having the flues inspected and cleaned as needed by a licensed chimney repair company.

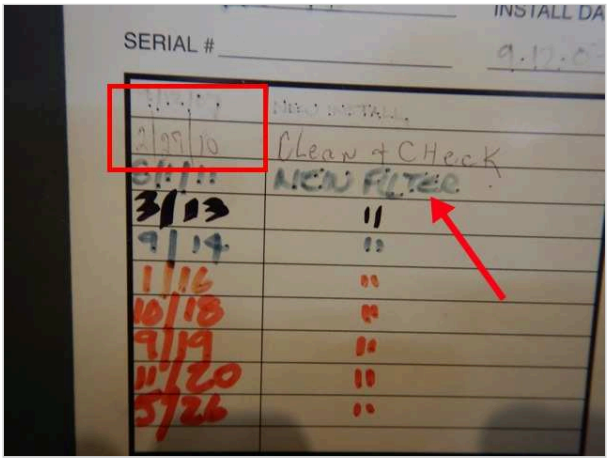
10. **Water Heater - Type**
    Natural Gas
    The Rheem gas water heater is an older unit that has a listed date of installation which read 2007. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. Gas water heaters must have a continuous source of air and fuel. Items should not be stored against the water heater. Providing at least 2 feet of clearance around the water heater is recommended. Budgeting for replacement of water heaters that are over 8 years is recommended as failure could occur at any time due to their age.

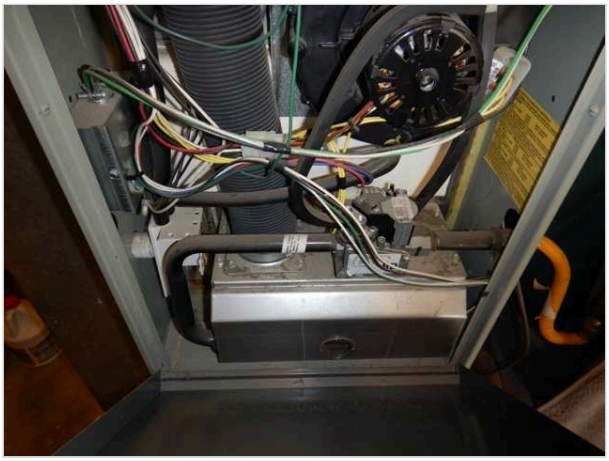




11. **Water Heater - Installation**
    No Expansion Tank
    The water heater is not installed to conform with current installation standards. There is no expansion tank as part of the system. The inspector recommends a licensed plumber make repairs.

12. **Heating System - Service Notes/Filter Size**
    Not Current
    The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive evaluation and service within the last year. It appears the last service was in 2010 with filter changes listed after that. Complete servicing by a professional is recommended annually prior to each heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system that includes an invasive inspection of the heat exchanger and evaluation of the burners, prior to closing, in order to ensure long term function is provided.





13. **Electrical Service - G.F.C.I. Protection**
    Needed

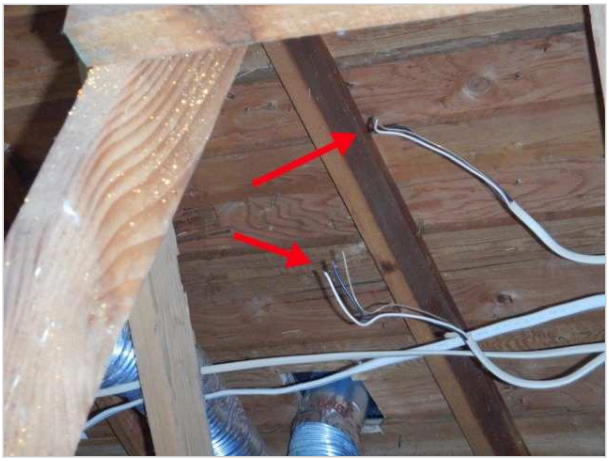
    The bathroom, kitchen and exterior outlets are GFCI protected and were functional at the time of the inspection, however the outlet to the left of the kitchen sink is GFCI protected. Current electrical requirements stipulate that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock (kitchen, bathroom, garage and exterior outlets - newer construction includes the laundry room). Consideration should be given to installing GFCI outlets where there is a higher potential for electrical shock. Contact a licensed electrician to make the necessary repairs.

14. **Electrical Service - Outlets, Switches, Junction Boxes, Lighting**
    Maintenance

    There is a/are miscellaneous electrical issue(s) that is/are in need of evaluation by a licensed electrician with repairs made as necessary:

    1. The inspector noted that the exterior deck and bathroom outlets all show a hot/neutral reversal.
    2. There are exposed wires not terminated in a junction box that are intended for a future attic light. These should be terminated in a junction box if not being used.



15. **Raised Foundation - Vapor Barrier**
    Clear Plastic
    The vapor barrier is the original clear plastic and in the opinion of the inspector is not adequate. It is recommended that the barrier be replaced with a 4-6 mil black plastic to limit moisture intrusion. The plastic should lay flat without bunching and not cover any wood members. Contact a qualified professional to perform this maintenance.

16. **Raised Foundation - Evidence of Animals**
    Past Activity - No Control Measures

There is evidence of past rodent and other small animal activity in the crawl space area. The inspector noted feces, and chewed vapor barrier. Extermination and control measures should be considered to insure that there is no further infestation, and any access points should be sealed. Contact a licensed Pest Control Operation for evaluation and maintenance.




FULL REPORT

Site Concrete and Paving

1. **Driveway(s)/Parking**
   Cracking
   The inspector noted that there is cracking of the driveway surface. It is recommended that these areas be sealed with mortar patch to prevent continued moisture penetration and subsequent deterioration. Contact a qualified professional to make the necessary repairs.

2. **Walkways**
   Functional

3. **Steps**
   Functional
   The entry steps appear to be in functional condition.

Structure Perimeter Exterior

1. **Structure Perimeter Exterior General Statement(s)**
   Structure Perimeter Exterior General Statement(s)
   In accordance with the Washington State Standards of Practice, the inspection of the site includes the building perimeter, land grade, and water drainage adjacent to the foundation, trees and vegetation that adversely affect the structure, walks, grade steps, driveways, patios, and retaining walls contiguous with the structure. The inspector will describe the material used for the driveway, walkways, patios and other flat work around the structure. The inspector will inspect the serviceability of the driveways, steps, walkways, patios, flat work and retaining walls contiguous with the structure, inspect for proper grading and drainage slope, inspect the vegetation in close proximity to the structure and describe any deficiencies of these systems or components. The inspector is not required to inspect fences, privacy walls, or retaining walls that are not contiguous with the structure, or report on the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure. The inspector is also not required to evaluate hydrological or geological conditions or determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

2. **Foundation Material(s)**
   Concrete
   The foundation has been constructed using poured concrete.

3. **Vent Screens**
   Functional
   The vent openings appear to provide the intended ventilation of the crawl space area in order minimize moisture levels under the structure.

4. **Vent Covers**
   Functional

5. **Visible Cracks**
   Cracks - Visible
   The inspector noted some minor cracking visible in the foundation wall at the exterior of the structure. Small cracks of this kind are commonly found and not unusual for this type of construction due to slight settlement or normal expansion or cure. It is recommended that this area be patched to prevent potential moisture penetration. Contact a qualified professional to perform this maintenance. Inspecting the cracks for widening on an annual basis is also recommended.

6. **Evidence of Separation over 1/4"**
   No

The visual inspection of the exterior did not reveal cracking in the foundation system with openings in excess of 1/4". Not all areas of the foundation were visible to inspection and a condition may exist that was not readily visible at the time of the inspection. Inspecting the foundation for cracks of 1/4" wide or greater is recommended once access is provided to the entire foundation area along the exterior of the structure.

7. **Evidence of Movement**
   No

8. **Site Drainage**
   Functional

9. **Evidence of Erosion**
   No

10. **Evidence of Insects**
    No

11. **Evidence of Animal Infestation**
    No

12. **Proper Earth-Wood Clearance**
    Yes

    The inspection around the perimeter of the structure does not show any contact of earth to wood. There should be no contact between the earth and the exterior surface material to prevent wood deterioration. The inspector recommends keeping at least 4-6 inches of clearance between the earth and wood siding material as a preventive maintenance measure.

13. **Vegetation Clear from Structure**
    Yes

    There is no vegetation growing up against the exterior surface material. All vegetation should be kept trimmed at least 6-12 inches away from the structure for preventive considerations.

14. **Address Identification**
    Visible

15. **Watering System**
    No

16. **Retaining wall(s)**
    None

Exterior Structure

1. **Exterior Structure General Statement(s)**
   Exterior Structure General Statement(s)

   In accordance with the Washington State Standards of Practice, the inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible portions of chimneys. The inspector will inspect, describe the components and describe any deficiencies of the exterior components visible from ground level, probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when the probing will damage any finished surface or where no deterioration is suspected. The inspector is not required to inspect buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling. The inspector is also not required to inspect safety type glass or the integrity of thermal window seals, the flues or verify the presence of the flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace, test or evaluate the operation of security locks, devices or systems, enter areas beneath decks with less than five feet of clearance from the underside of joists to grade, evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens and similar accessories.

2. **Flat Surface Material(s)**
   Wood Siding

3. **Siding Condition**
   Functional
   The siding material appears to be in functional condition. A program of regular maintenance is recommended to maintain the integrity of the caulking around the windows, doors, nail holes and gaps between the siding boards as well as painting to provide long term protection.

4. **Painted Surfaces**
   Functional
   The exterior of any building needs to be kept well painted to prevent damage from exposure to sun, wind, and rain. The wood and/or composite siding/trim components on the exterior of the structure should be re-painted every 5 to 8 years, depending on the quality of the paint that was used and by the quality of the contractor that applied the paint. Typically, the south and west sides of the structure will show signs of wear first, since these sides are generally exposed to the most weather. It is always better to be pro-active and repaint the building before the paint starts to peel, because once the paint peels, the old paint must be removed before new paint can be applied, which increases labor costs.

5. **Caulking Structure**
   Functional
   Touching up the structure caulking around the tops and sides of windows, door trim, nail holes or other penetrations is often needed in between paintings. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration.

6. **Eave/Soffit Areas**
   Functional

7. **Fascia Boards/Trim**
   Functional

8. **Window Glass**
   Functional

9. **Double Pane Seals/Insulating Windows**
   Functional
   Most of the double pane insulating window are new. Seals were inspected and appeared to be in functional condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions.

   Recommend you contact seller for any transferrable warranty information.

10. **Security Lights**
    No

11. **Display Lights**
    Yes
    This property is equipped with an exterior lighting system adding to the safety and security of the residence. Testing of the lighting system is not within the scope of the inspection. Questioning the seller about the system's operation is recommended.

12. **Exterior Columns/Support structures**
    Functional

Patios/Decking/Porches

1. **Surface(s)**
   Functional (Wood)
   The wood deck surface was in functional condition at the time of the inspection. Wood decks have a limited service life. Even the best maintained deck will need repair or eventual replacement. We suggest cleaning the decking material, applying a regular treatment with a combination wood preservative/UV inhibiting sealers, and keeping the deck and railings stained/sealed on a regular basis.This will help prolong the life of the deck and slow continued deterioration. Also, it is recommended checking annually for wood deterioration and insect infestation. Replacement of deteriorating boards will be necessary as conditions warrant.
2. **Railings**
   Functional
3. **Steps/Handrails**
   Functional
4. **Foundation/Framing**
   Functional
5. **Electrical Service**
   Yes
6. **Weather Protected Outlet(s)**
   Yes
   The exterior outlet(s) is/are protected by a weather protective cover or box.
7. **Natural Gas Service/Equipment**
   No
8. **Lights**
   Functional
9. **Cover/Enclosure**
   N/A

Roof

1. **Roof General Statement(s)**

Roof General Statement(s)

In accordance with the Washington State Standards of Practice, the inspector will traverse the roof to inspect it, unless in the opinion of the inspector doing so can damage the roofing materials or is unsafe. If the roof is not traversed, the method of inspecting the roof will be noted in the report. The inspector will inspect the visible sections of the gutters and downspout system, visible flashings, soffits and fascias, and other roof penetrations. The sections of the gutters, downspouts and underground drainage systems are outside the scope of the inspection. The inspector will note in the report the manner in which the roof is ventilated, describe the general condition of the roofing materials, report if there are multiple layers of roofing materials where visible and describe any deficiencies of these systems or components. Inspecting the antennas, lightening arrestors or operating the powered roof ventilators are outside the scope of the inspection. The inspector is not required to predict the remaining life expectancy of the roofing materials.

2. **Roof Cover Material(s)**

Composition Shingle

The roofing material on this structure is a composition shingle. There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. Typically, these types of roofs are warranted by manufacturers to last 20-30 years (sometimes more), and are often guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Regular maintenance will extend the life of any roof.

3. **Roof Type**

Pitched

4. **Roof Evaluated From**

Roof Edge

The roof cover was evaluated at the roof edge and low roof due to the pitch of the roof. The inspector was unable to get onto the high roof as a result, although that area was inspected with binoculars from the ground. Although no apparent issues were discovered at the time of the inspection, some areas of the roof may not have been clearly visible to inspection and a condition may exist that was not readily apparent from the roof edge. It is recommended that a qualified roofing expert, who is equipped with the proper safety equipment, inspect the roof from the surface to determine the condition of the roofing material and identify any repairs that may be needed prior to closing.

5. **Skylight(s)**

Functional

The roof skylight(s) was/were inspected for indications of leaking or deterioration. There were no visible signs of either condition at the time of the inspection.

6. **Cover**

1 Layer

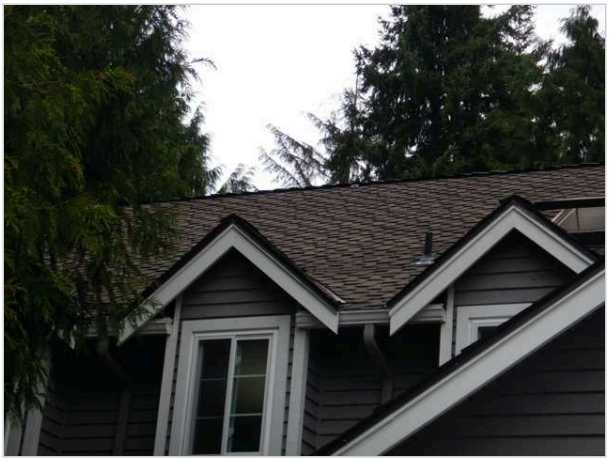
The roof appears to have only one layer of roofing material installed. If there is only one layer of material on the roof, installing a new layer on top of the existing is permitted under the local requirements and will lower the cost of re-roofing the structure over a complete tear off and re-roof.

7. **Cover Material Condition**

Functional

The roofing material is in functional condition. The back E side appears to be newer or with in a couple years. The owner reports that the rest of the roof, W side was installed in 2007 and the owner has receipts showing roof was installed in 2007 and for the most recent W surface. With proper care, regular inspection and preventive maintenance, the roof cover material should provide a several years of adequate protection before resurfacing is needed. It is recommended that you contact current owner for any transferrable warranty information. Our opinion does not constitute a warranty that the roof is, or will remain, free of water intrusion.






8. **Indications of Leaking**

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking. The foregoing is an opinion of the general quality and conditions of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during prolonged rainfall. Many times, this situation is not present during the inspection. Testing of sub surface drain piping is beyond the scope of our inspection.

9. **Separate Certification Required**

No

10. **Ridges**
    Functional
    The ridge cover material appears to be in functional condition. Ridge shingles are usually the first to show wear and often require replacement during the serviceable life of the roof (every 7-10 years). Annual inspection of ridge areas is recommended in order to identify any areas in need of preventive maintenance.

11. **Valleys**
    Functional

12. **Flashing/Caulking**
    Functional
    The roof flashings and caulking are extremely critical in keeping moisture out of the structure. For preventive considerations, the inspector recommends that the flashing and caulking material around the vent covers and other protrusions be inspected and touched up on an annual basis. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis. Caulking material can be purchased at a local home improvement center.

13. **Vents/Chimneys/Covers**
    Functional

14. **Moss/Mildew**
    Moss - Small Amount
    There is a small amount of moss growth on the roof. The amount of moss growth does not warrant immediate attention at this time. The inspector recommends removing the moss growth at some time within the next 2-3 months with a soft broom or brush and treating the shingles to prevent regrowth. The inspector does not recommend pressure washing of the roof as it will shorten the life of this type of roofing material. Chemicals for preventing moss growth can be purchased at a local home improvement center and should be applied on an annual basis. There are qualified professionals who will clean the roof and apply a treatment that will prevent regrowth for a number of years.

15. **Debris on Roof**
    None
    There was no debris build up on the roof at the time of the inspection. Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

16. **Gutters/Down Spouts**
    Functional

The inspector recommends inspecting and cleaning the gutter system and roof surface on an annual basis. There is gutter cover material that has been installed over the gutter system to help keep debris out of the gutters. The gutter cover material helps keep leaves and other debris out of the gutter system to prevent clogging of the gutters, downspouts, and drain system. The most important reason to have a gutter system is to divert water away from the building's foundation. Regardless of the type of foundation wall that is present, the possibility for moisture penetration still exists. Therefore, the less water there is around the foundation wall, the less likelihood of water penetration. Gutters are responsible for collecting all water runoff from around the roof, and downspouts should discharge water into proper drains or onto the ground well away from the foundation. Also all loose/ missing gutter spikes and downspout straps should be replaced/secured to prevent sections from sagging, overflowing or pulling off. Only the visible portions of the discharge lines were inspected - the lateral drains were not visible.

17. **Drains/Splash Blocks**
    Functional
    The inspection of the downspout drains did not show visible evidence that they may be clogged with debris. It is important to keep the drains clear and functional so that they do not overflow next to the foundations perimeter. Downspouts that empty along the foundation wall are the most common cause of water penetration into basements and crawl space areas as well as settlement of walkways and foundations. The inspector recommends inspecting the drains and/or splash blocks after a heavy rain to identify if they are providing their intended service. Periodic cleaning of drain piping by a professional is often needed every 10-15 years.

Utility Services

1. **Electrical Services**
   Underground

2. **Overhead Service Lines**
   N/A

3. **Telephone**
   Underground

4. **Cable TV Service**
   Underground

5. **Water Source**
   City

6. **Water Meter Location**
   At Street - Not Checked
   The water meter was NOT checked prior to starting the inspection because the meter is an electronic version. Normally, the inspector checks that the water flow indicator is not spinning. Indicators that spin with all the water shut off can reveal a leak in the service line to the structure and/or in the interior water piping.

7. **Water Shutoff**
   Garage
   The main water shutoff valve is located in the garage.

8. **Sewer**
   City
   The sewer appears to be connected to the city sewer system. This condition should be verified by the seller.

9. **Sewer Line Clean-out**
   Crawl Space
   The sewer clean out is located in the crawl space.

10. **Gas Service**
    Natural

11. **Gas Odors**
    No
    At the time of the inspection there were no gas leak odors noted.

12. **Vents/Exhaust**
    Functional
    The exhaust vent piping visible above the roof for the gas appliances was inspected and found to be free of defects that would require immediate action at this time. The vent piping should be inspected annually when the gas appliances are serviced.

13. **Service Shut Off(s)**
    Panel, Appliances and Meters

The gas meter is located at the S exterior. There appears to be gas shut off valves at the appliances that are often colored "red" or metal shut offs installed in the floor or walls that turn off the gas with a special key. These allow quick shut off in the event of a gas leak at the appliance. The inspector recommends purchasing an emergency shut off tool for the main shut off valve at the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. The inspector recommends attaching the shut off tool to the meter with a piece of string for easy accessibility. In the event you still smell gas at the appliance after the appliance valve is shut off, go to the exterior, locate the meter and turn the main shut off valve 90 degrees to shut the gas off to the structure. Once this has been done, call your local gas utility provider and notify them of the situation.

14. **Carbon Monoxide**

Not Tested

This building has fossil fuel and/or solid fuel burning systems that have the potential to generate carbon monoxide. Carbon monoxide (CO) is a colorless, odorless gas that can cause serious injury or death. Testing for CO is NOT within the scope of a home inspection, according to the national standards of both the American Society of Home Inspectors and the National Association of Home Inspectors. We recommend CO detectors, with battery back-up and a digital read out, be purchased and installed on each level of the structure according to the manufacturer's instructions. In addition, all fossil fuel-fired appliances should be serviced and evaluated annually per the manufacturer's instructions. For further information on the causes and measures to be taken to help prevent CO exposure, try this helpful link: http://www.carbon-monoxide-poisoning.com.

Structure

1. **Structure General Statement(s)**

Structure General Statement(s)

According to the Washington State Standards of Practice, the inspection of the interior includes the walls, ceilings, floors, windows, doors, steps, stairways, balconies and railings. The inspector will verify that steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when the baluster spacing exceeds four inches. The inspector will inspect the overall general condition of cabinets and countertops, caulking and grout at kitchen and bathroom countertops, the interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage, and the condition and operation of a representative number of windows and doors. The inspector will describe any non-cosmetic deficiencies of these systems or components, and comment on the presence or absence of smoke detectors. The inspector is not required to report on cosmetic conditions related to the condition of interior components and verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

2. **Description**

Wood Framed

3. **Approximate Year Built**
   Approximate Year Built 1986

4. **Bedroom(s)**
   Bedroom(s) 4

5. **Bathroom(s)**
   Bathroom(s) 2.5

6. **Other Room(s)**
   LR, DR, FR, Den

7. **Remodel/Modernization Evident**
   No
   The scope of the inspection is not designed to be a structural, technically exhaustive inspection. The standards and scope of the inspection are determined by Washington State Home Inspection Board (WAC Standards Of Practice). We inspect older homes as "older homes". Codes, regulations and building practices change over the years. We do not inspect homes on whether or not they meet current code or current building practices, methods or techniques. A home inspection is a visual, non-invasive inspection. We report on visible, accessible conditions that may affect the health and safety of the home's occupants. **Note**: regardless of the individual category response, the inspector does not inspect every component in the home. Only a representative number of certain system components are inspected. These components are, but not limited to; windows, window glass, window or door screens, interior/exterior doors, light switches, light fixtures, receptacles, floor heat registers/distribution ducts and cold air return ducts. The inspector is not required to inspect or report on the following; broken seals on double pane windows, damaged window screens, cracked heat exchangers, future life-expectancy of systems such as heating/air conditioning, roof coverings and exterior siding. In addition, the inspector is not required to report if a component is subject to a recall or class-action lawsuit. The inspection is a visual inspection at the date and time of the inspection. **This is not a warranty or guarantee**. The inspector is at each premise for a limited amount of time and will do their best to report to the client any deficiencies. Any reporting beyond the required standards is considered to be only as a courtesy to our clients.

8. **Repairs Evident**
   No

9. **Insulating Rating Evident**
   Yes
   There are insulation levels marked in the attic only.

10. **Insulation**
    Attic/Under Floors

11. **Smoke Detector(s)**
    Present
    The inspector noted the presence of one or more smoke/fire detectors inside the structure. The inspector recommends that all units be tested upon occupancy and then inspected on a monthly basis to keep them free of dust. Replace the battery at least once a year. The functional operation of the detector(s) was not determined during this inspection per national standards. Functional photoelectric/ionization smoke/fire detectors that are Underwriters Laboratory (UL) approved are recommended on each level of the structure and outside and inside any sleeping areas for increased safety. Smoke alarms themselves should be replaced after 10 years of service, or as recommended by the manufacturer. In addition to smoke detectors, the U.S. Consumer Products Safety Commission (CPSC) and the inspector require that every home have one carbon monoxide alarm on each level that meets the requirements of UL 2034 standard or International Approval 6-96 standard. No carbon monoxide testing was conducted during this visual inspection.

12. **Alarm/Security System**
    Yes

The structure is equipped with a security system. Inspecting security alarm systems is outside the scope of the national home inspection standards as the inspector is not an expert in such systems. The inspector recommends questioning the current home owner on its condition and operation and/or having the system inspected by a professional security company to ensure functional service is provided.

13. **Carbon Monoxide Detector(s)**
    Present - One Floor
    The structure is equipped with a carbon monoxide detector/alarm on the upper floor. Current regulations require a detector/alarm on both levels of the structure adjacent to sleeping areas. The inspector recommends that one or more CO detectors/alarms be installed in the structure on every floor according to jurisdictional and manufacturer recommendations. Fire safety officials recommend completely replacing detectors/alarms after 10 years of service.

14. **Fire Sprinkler System**
    Not Present

15. **Windows, Latches/Locks**
    Functional
    At the time of the inspection the latches and locks appeared to be functional. Most window latches will need periodic adjustment.
    The current owners report that the many of the windows are new. Recommend that you consult with the current owners regarding any transferrable warranties.

16. **Asbestos Noted**
    No
    The scope of this inspection does not include an asbestos in materials sampling inspection.

17. **Lead**
    No
    The scope of this inspection does not include a lead in materials sampling inspection.

18. **Furniture/Storage**
    Average
    Furnishings and storage items in this home are in the opinion of the inspector average for an occupied residence. There were furnishings and/or stored items inside the home that limited the inspectors ability to visually inspect all areas of this home. Notation is made that the inspector does not move belongings in order to perform the inspection. Reinspecting the home prior to closing is often recommended as issues may become visible once the structure is vacated.

19. **Floor Structure**
    Wood Joists

20. **Ceiling Structure**
    Wood Trusses

21. **Roof Structure**
    Roof Trusses

22. **Interior Walls**
    Textured Drywall
    The interior walls, ceiling and flooring was inspected and there did not appear to be any major deficiencies. There may be areas of minor cracking of drywall seam areas at the wall/ceiling junctions that are not of structural concern. Caulking and repainting to address these conditions is recommended. Contact a qualified professional to perform this maintenance. This reporting does not comment on whether interior finishes are square, straight, level or plumb.

23. **Interior Stairway Structure**
    Functional
    The interior stairway systems are in functional condition and appear to meet current standards.

24. **Interior Ventilation Method**
    Combination
    Including kitchen, laundry and bathroom vent systems.

Main Entry Door

1. **Correct Application**
   Yes
   The main entry door appears to be of proper construction and application.

2. **Door Fit**
   Functional

3. **Weather Strip**
   Functional

4. **Finish**
   Functional

5. **Dead Bolts**
   Yes
   It is recommended that all locks be changed, or re-keyed after closing on the property for security reasons. This should be done by a qualified locksmith.

6. **Security/Caller Visibility**
   Yes

7. **Door Chime**
   Functional
   The main exterior doorbell was functional at the time of the inspection.

8. **Lighting**
   Functional

Bedroom

1. **Location(s)**
   Upstairs

2. **Entry Door(s)/Closet Door(s)**
   Missing Closet Door Guide(s)

The inspector noted that the bedroom closet door guide(s) was/were not in place at the time of the inspection. The owners were painting at the time of inspection. Confirm they have been replaced. If they need to be added, recommend you contact a qualified professional to make the necessary repairs.

3. **Ceiling/Walls/Doors**
   Functional

4. **Window(s)**
   Functional

5. **Floor**
   Functional

Bathroom(s)/Washroom(s)

1. **Bathroom(s)/Washroom(s) General Statement(s)**
   Bathroom(s)/Washroom(s) General Statement(s)
   In accordance with the Washington State Standards of Practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Bathrooms are high-use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage cannot be simulated during the inspection. Therefore, anticipate the possibility of leakage or other concerns developing with normal usage and aging. Also, latent conditions could be discovered with the removal of carpeting, tile, shower pans, etc. The base of many stall showers is a composite system utilizing tile or other surface materials, with an underlying base (pan) of metal or a membrane material. The pan or underside is not readily visible, therefore it is not possible during a standard inspection to determine the water tightness. With normal aging/wear, leakage could eventually occur. The water tightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

2. **Location(s)**
   Master / Hallway

3. **Floor Cover**
   Functional
   The bathroom floor cover material appeared to be functional at the time of the inspection. There were no indications of leaks that have impacted the floor cover material.

4. **Mildew Noted**
   No

5. **Basin(s)/Fixtures**
   Functional
   The basin fixtures appeared to be serviceable at the time of the inspection. The upper guest bathroom was not inspected due to painting materials covering the basin. Recommend that this basin be inspected prior to closing to confirm functionality. Contact a qualified professional with any concerns.

6. **Basin Drain**
   Corrugated Pipe
   The inspector noted that a section of corrugated pipe was used in the drain system under the master bathroom sink. This type of pipe are prone to collect debris and clog. Replacing them with a rigid pipe with a smooth interior surface is recommended to provide the intended functionality. Contact a qualified professional to perform the necessary repair.

7. **Shower Fixtures**
   Functional
   The shower fixtures appeared to be serviceable at the time of the inspection.

8. **Shower Head(s)**
   Functional

Some local water districts provide low water flow, 2.5 gallons per minute (gpm) shower heads for reducing water usage during showering. Some of the low flow heads are of good quality and provide adequate and comfortable service. Call your local water company to inquire about a no-fee low flow shower head.

9. **Shower/Tub Enclosure(s)**
   Functional
   Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bathroom areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. An ongoing preventive maintenance and monitoring program for these areas is recommended.

10. **Water Resist Cover Wall Cover**
    Functional
    The water resistant wall covering in the bathroom shower/tub area is in functional condition and appears to be providing adequate protection to the wall surface. The wall covering should be periodically inspected for cracks and deterioration of caulk and grout to protect against moisture penetration into the wall structure.

11. **Caulking - Water Exposed Area**
    Deterioration Tub/Shower
    The inspector noted that there are areas of the master bathroom shower where the caulking has deteriorated and is in need of replacement. This area was tested for moisture in the walls and none was detected at the time of inspection. Water leaking through non-sealed areas is a major reason for structural damage in a bath area. It is recommended that this area be repaired with caulk and not grout by removing and replacing the old caulk with a water resistant silicone caulk to seal these areas to prevent moisture penetration. Due to the non-invasive nature of this inspection it was not possible to determine the extent of any damage to the wall structure in these areas. Additional investigation may be necessary to determine if any damage has occurred. Contact a qualified professional to perform this maintenance.

12. **Tub(s)**
    Functional

13. **Tub Fixtures**
    Functional

14. **Tub/Shower Drain(s)**
    Functional
    The bathroom tub/shower drains at an acceptable rate. The drain may need periodic attention to remove clogs or other debris to improve flow. The inspector does not test bathtub overflow drains as this risks damaging finishes around and below the tub. There were not visible signs of previous leaks relating to the overflow drain at the time of the inspection. It is recommended that tubs be monitored while filling to avoid pushing water into the overflow. Even well installed overflow drains can leak since the overflow drain gaskets can dry out over time and no longer provide a watertight seal.

15. **Toilet(s)**
    Functional
    The toilets were inspected for cracks and serviceability. The toilets should be inspected periodically for indications of cracking in the toilet tank or base. Cracks are an indication that the toilet has reached the end of its useful life and should be replaced before it leaks or fails.

16. **Ventilation**
    Functional
    The exhaust fan(s) in the bathroom(s) appeared to be in functional condition at the time of the inspection.

17. **Heat**
    Functional

18. **Window(s)**
    Functional

19. **Ceiling/Walls/Doors**
    Functional

Kitchen(s)

1. **Floor Cover Material**
   Functional
   The kitchen floor material was in functional condition at the time of the inspection. There were no indications of plumbing leaks that have impacted the flooring material.

2. **Under Sink Inspection**
   Functional

3. **Counter Tops**
   Functional

4. **Woodwork Finishes**
   Functional

5. **Drawers/Doors**
   Functional
   The kitchen cabinetry appears to be in functional condition and appears to be fastened securely.

6. **Kitchen Windows**
   Functional
   The kitchen window has recently been replaced.

7. **Ceiling/Walls/Doors**
   Functional

8. **Lighting**
   Functional

9. **Kitchen Fixtures**
   Functional

10. **Sink/Faucet Leak**
    No

11. **Drains Appear Clear**
    Yes

12. **Water For Refrigerator**
    Yes
    There is a water connection in the area of the refrigerator. This water supply is used and required for automatic ice machines. The inspector does not include the functionality of the refrigerator in this report.

13. **Stove Exhaust Fan**
    Functional

14. **Stove Exhaust Filter**
    Cleaning Needed
    The stove top exhaust fan grease filter(s) on the cooktop exhaust fan is in need of cleaning or replacement. Periodically cleaning in the dishwasher will ensure functional service is provided.

15. **Stove/Cook Top**

Electric

16. **Cook top, Burners/Elements**
    Functional
    The cooktop was functional at the time of the inspection. This is not a technical evaluation of the appliance and of continued reliable functionality.

17. **Controls**
    Functional

18. **Oven**
    Electric
    The stove/oven appears to be new. Contact the current owner regarding any transferrable warranties.

19. **Oven Operational**
    Yes
    The oven(s) was/were checked for on/off operation only. This is not a guarantee the oven(s) will respond to set temperatures.

20. **Oven Appearance/Condition**
    Functional

21. **Built-in Microwave Operational**
    Yes
    The inspector checked the microwave for on/off operation only. This is not a technical evaluation of the functionality of the appliance nor a guarantee the appliance will respond to set temperatures.

22. **Built-in Microwave Door Appearance**
    Functional

23. **Garbage Disposal**
    Functional
    The garbage disposal was functional at the time of the inspection and the serviceable life from the date of installation is approx. 10 years.

24. **Dishwasher**
    No Anti-Siphon
    The inspector noted that the dishwasher drain is not connected to an anti-siphon valve or air gap device. These are recommended and to prevent grey water from backing up into the dishwasher in the event the sink plugs up. Installing an approved device is recommended for preventive considerations. If that is not possible, looping and attaching the dishwasher drain high up inside the cabinet under the kitchen sink will help alleviate this condition. Contact a qualified professional to perform this maintenance.

Laundry Area

1. **Location**
   Main Floor

2. **Washer Hookup(s)**
   Yes
   The laundry area has a water hookup for a clothes washer.

3. **Dryer Hookup(s)**
   Yes

4. **Gas Service**
   No

5. **Dryer Electrical Service 240V**

Yes

6. **Drain(s)**
   Functional
   The washer/dryer appears to be new and were in functional condition at the time of inspection. Contact the current owner regarding any transferrable warranties. This inspection is not an evaluation of the operation of the washer or performance on all cycles.

7. **Laundry Basin**
   Located in the Garage

8. **Dryer Ventilation System**
   Functional
   The dryer vent pipe appeared to be in functional condition. The inspector recommends removing and cleaning the dryer vent piping at the time of move in. Excessive lint build up can be a potential fire hazard if not periodically cleaned out. A regular maintenance schedule is recommended to keep this system free of debris.

9. **Area Ventilation**
   Functional

10. **Floor Condition**
    Functional

11. **Lighting**
    Functional

12. **Window(s)**
    None

13. **Ceiling/Walls/Doors**
    Functional

14. **Shelving/Storage**
    N/A

Fire Place/Wood Stove

1. **Solid Fuel/Gas Logs/Gas Appliance**
   Wood Burning Fireplace
   The fireplace(s) appear(s) to be in functional condition.

2. **Exterior Chimney(s) Condition**
   Functional

Inspection of the chimney exterior did not reveal any conditions that would require immediate repair or service at this time.

3. **Flue Dampers**
   Functional
   The flue damper was functional at the time of the inspection.

4. **Flue Condition**
   Functional
   The visible portions of the chimney flue appear to be without visible flaws and excessive build up that would justify cleaning at this time. The scope of this inspection does not include the flues/liners of the chimney and they were not inspected. Consideration may be given to having the flues inspected and cleaned as needed by a licensed chimney repair company.

5. **Rain Cap/Spark Arrestor**
   Functional
   The spark arrester on the top of the chimney appears to be in satisfactory condition. The spark arrester should be inspected and cleaned on an annual basis to remove soot build up.

6. **Location**
   Living Room

Attached Garage

1. **Attached Garage General Statement(s)**
   Attached Garage General Statement(s)
   According to the Washington State Standards of Practice, the inspection of the garages and carports include their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the structure. The inspector will inspect the condition and function of the overhead garage doors and associated hardware, pedestrian doors, the fire wall separation between the garage and the house. The inspector will test the function of the garage door openers, the auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present. The inspector will describe any deficiencies of these systems or components and report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical outlets, electronic air-cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor. The inspector is not required to determine whether or not a solid core pedestrian door that is not labeled is fire rated. The inspector is not required to move vehicles or personal property to gain access to the garage components.

2. **Size**
   Three Car

3. **Garage Door(s)**
   Functional

4. **Automatic Opener(s)**
   Functional
   The automatic garage door opener(s) was/were identified to be in working order at the time of the inspection.

5. **Springs/Mount**
   Functional

6. **Safety Operation, Opener(s)**
   Functional
   The inspector noted that the safety feature of the garage door(s) when it/they encounter(s) an obstacle in the closing position appeared to be functioning. As an added safety feature, this garage door opener(s) has/have an electric eye that reverses the garage door opener(s) when an obstacle passes under the door(s). This feature was functional as well. Periodic adjustment is often needed as the unit ages.

7. **Door Seal**

Functional

The seal(s) on the bottom of the garage door(s) appear(s) to be in functional condition and should provide the intended service.

8. **Floor/Foundation**

Functional

The garage floor appears to be in satisfactory condition. Minor cracking is the result of normal curing of the concrete and possible minor settlement. Consideration may be given to patching these areas with a mortar patch to prevent moisture penetration.

9. **Heat**

No

Garage areas are not normally heated or considered to be a living area.

10. **Window(s)**

None

11. **Lighting**

Functional

12. **Insulation**

Not Visible

Garage walls, ceilings and floors are not normally insulated in a home because this is not considered to be a living area.

13. **Evidence of Insects**

No

The inspector has found no visible evidence of active undesirable insect activity in the garage area at the time of the inspection. Stored items along the walls in the garage, when present, limit the extent of the visual inspection. Periodic inspection is recommended as a condition may exist that was not readily apparent at this time.

14. **Evidence of Rodents**

No

15. **Evidence of Moisture Penetration**

No

16. **Fire Wall/Ceiling Board**

Functional

The common walls/ceiling between the garage and the living areas of the structure appeared to be sheetrocked and fire taped for increased fire protection. The inspector was not able to determine if the fire wall/ceiling board meets local regulations through the visual inspection.

17. **Door(s), Garage - Building**

Functional

The garage door to the structure appears to be serviceable and fire rated for this application.

Water Heater

1. **Water Heater General Statement(s)**

Water Heater General Statement(s)

There are a wide variety of residential water heaters that range in capacity from 15 to 100 gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than 15 years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior, especially if they are installed inside the structure. Also, it is prudent to flush them annually to remove the minerals that buildup at the bottom of the tank. The water temperature should be set at 120 degrees fahrenheit to prevent scalding and to prevent bacteria growth inside the water heater. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve with a discharge pipe plumbed to within 6" of the floor or to the exterior.

2. **Type**
   Natural Gas
   The Rheem gas water heater is an older unit that has a listed date of installation which read 2007. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. Gas water heaters must have a continuous source of air and fuel. Items should not be stored against the water heater. Providing at least 2 feet of clearance around the water heater is recommended. Budgeting for replacement of water heaters that are over 8 years is recommended as failure could occur at any time due to their age.

3. **Location(s)**
   Garage

4. **Size Main/Aux (Gal)**
   Approximately 50 US Gallons

5. **Evidence of Leaks**
   No
   There were no visible leaks in the water heater that would indicate the need for replacement. Inspecting the bottom of the water heater, water line connections and all seams periodically for evidence of moisture is recommended.

6. **Evidence of Encrustation**
   No
   As a preventive maintenance consideration, the inspector recommends flushing the water heater tank on an annual basis to remove any buildup of sediment from the bottom of the tank. Turn the temperature dial to its lowest setting and turn off the cold water supply valve at the top of the tank. A hose can be attached to the drain valve at the base of the tank and run to the exterior of the structure. Drain the tank and then turn on the valve at the top of the tank to flush any remaining sediment from the tank. Close the drain valve, fill the tank and return the temperature dial to the desired setting. In addition, monitoring the hot and cold water connections at the top of the water heater for signs of rusting or corrosion is recommended. These connections can be taken apart, cleaned and wrapped with plumbers tape to remove rust accumulations which, over time will accelerate deterioration of the water heater.

7. **Safety Valve**
   Present
   There is a temperature/pressure relief valve installed on the water heater that lets water escape if the temperature or pressure is too high.

8. **Discharge Pipe**
   Functional
   There is an approved discharge tube connected to the temperature/ pressure relief valve. The tube is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of the valves is uncommon and usually indicates that the water heater is in need of service or the relief valve is in need of replacing.

9. **Safety Tie Down(s)**
   Present

The water heater is equipped with a tie-down system that helps to prevent the tank from tipping over and appears to meet current regulations.

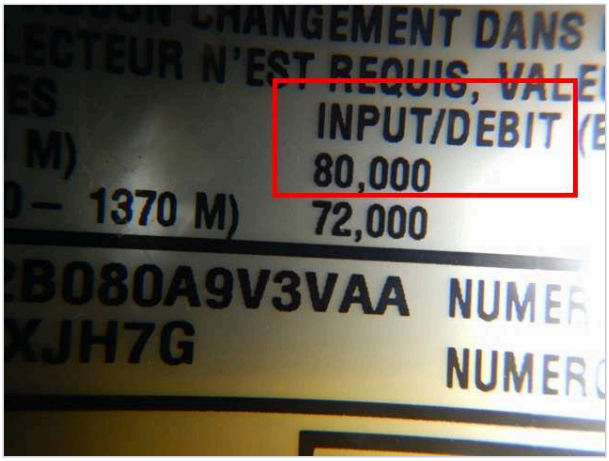
10. **Installation**
    No Expansion Tank
    The water heater is not installed to conform with current installation standards. There is no expansion tank as part of the system. The inspector recommends a licensed plumber make repairs.

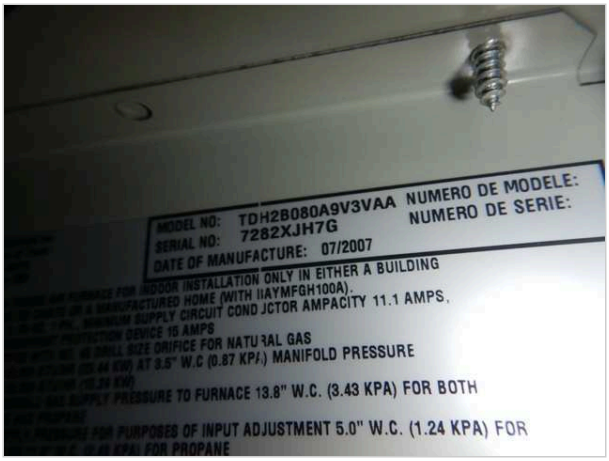
    It is recommended that the hot water temperature be no greater than 120 degrees. At the time of the inspection, the water temperature met this standard. Water temperature above this reading may lead to scalding, especially if there are small children in the household.

Heating System

1. **Heating System General Statement(s)**
    Heating System General Statement(s)
    In accordance with the Washington State Standards of Practice, the inspection of the heating/air-conditioning system includes the fuel source, heating/air-conditioning equipment, heating/cooling distribution, operating controls, flue pipes, chimneys and venting, auxiliary heating units. The inspector will describe the type of fuel, heating/air-conditioning equipment, and heating/cooling distribution systems, operate the systems using normal accessible control devices and record the temperature differential of the cooling equipment, open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. The inspector will inspect the condition of normal operated controls and components of the systems, the condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems, visible flue pipes and related components to ensure functional operation and proper clearance from combustibles. The inspector will also inspect each habitable space in the home to determine whether or not there is a functioning heat source present, the spaces where fossil fuel burning heating devices are located to ensure there is air for combustion, electric baseboard and in-wall heaters to ensure they are functional. The inspector will describe any deficiencies of these systems or components and report on any evidence that indicates the possible presence of an underground fuel storage tank. The inspector is not required to ignite pilot lights, operate heating/air-conditioning systems that do not respond to normal controls or have been shut down, operate any heating/air-conditioning system when circumstances are not conducive to safe operation or when doing so will damage the equipment. The inspector is not required to inspect/ evaluate heat exchangers concealed inside furnaces and boilers, any heating/air-conditioning equipment that is not readily accessible, the interior of chimneys and flues, installed heating/air-conditioning system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, solar heating systems, concealed distribution systems or remove covers or panels that are not readily accessible or removable. The inspector is not required to evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard, or determine the capacity, adequacy, or efficiency of a heating/air-conditioning system. The inspector is not required to inspect gas-fired refrigeration systems, evaporative coolers, wall or window mounted air-conditioning units, check the air-conditioning system for refrigerant leaks or for proper coolant pressure/charge.

2. **System Type(s)/Info**
    Gas Fired Furnace
    Trane 80,000 BTU High-Efficiency Furnace





The gas furnace was installed in 200. The components of most heating systems have a design-life ranging from 20-25 years, but these components can fail prematurely with poor maintenance. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of the heat exchanger, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of heating systems, but we are not heating contractors. Even the most modern heating systems can produce carbon monoxide, which, in a sealed or poorly ventilated room, can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before closing, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

3. **Location(s)**
   Garage

4. **Thermostat Location(s)**
   Hallway

5. **Thermostat Type**
   Electronic Programmable

6. **Thermostat Condition**
   Functional

7. **Energy Saving Unit**
   Yes

The heating system is controlled by an energy saving thermostat that should provide a higher degree of functionality and result in lower heating costs.

8. **On/Off Check**
   Functional
   The heating system was on/off tested and found to be operational under normal operating procedures.

9. **Operation Noise**
   Functional

10. **Filter Condition**
    Functional
    The inspector recommends that the filter be changed or cleaned every two to three months, depending on use.

11. **Electronic Filter System**
    No

12. **Vents/Flues**
    Functional

13. **Ducts/Returns/Radiators**
    Functional
    Periodic cleaning of the furnace ducting will improve air quality in the home.

14. **Non-Heated Area(s)**
    No

15. **Service Notes/Filter Size**
    Not Current
    The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive evaluation and service within the last year. It appears the last service was in 2010 with filter changes listed after that. Complete servicing by a professional is recommended annually prior to each heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system that includes an invasive inspection of the heat exchanger and evaluation of the burners, prior to closing, in order to ensure long term function is provided.

Electrical Service

1. **Electrical Service General Statement(s)**
   Electrical Service General Statement(s)

According to the Washington State Standards of Practice, the inspection of the electrical system includes the service drop through the main panel, sub-panels including feeders, branch circuits, connected devices, and lighting fixtures. The inspector will describe the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used. The inspector will inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and sub-panel covers. The inspector will report on the existence of a connected service grounding conductor and service-grounding electrode when same can be determined or if no connection to a service grounding electrode can be confirmed. The inspector will also note if solid aluminum branch circuit conductors are present and include a statement that solid aluminum conductors may be hazardous and a licensed electrician should inspect them to verify they are safe, report on any circuit breaker panels or sub-panels known to have safety concerns. The inspector will verify the operation of a representative number of accessible switches, receptacles and light fixtures, the grounding and polarity of a representative number of receptacles, ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required and report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards. The inspector is not required to insert any tool, probe or testing device into the main or sub-panels, activate electrical systems or branch circuits that are not energized, operate circuit breakers, service disconnects or remove fuses. The inspector is also not required to inspect ancillary systems, including but not limited to: timers, security systems, low voltage relays, smoke detectors, antennas, intercoms, electrical deicing tapes, lawn sprinkler wiring, swimming pool or spa wiring, central vacuum systems and electrical equipment that's not readily accessible.

2. **Panel/Sub-Panel Location(s)**
   Garage

3. **Service Size (Amps)/(Volts)**
   200 Amps - 240 Volts
   The voltage was determined by the stated capacity from the data plate in the panel(s). The actual voltage was not measured at the time of the inspection. If such information is desired, contact a qualified professional to verify the actual measurements.

4. **Over Current Devices**
   Breakers

5. **Service to Panel**
   Aluminum

6. **Panel to Structure**
   Copper / Aluminum
   From what the inspector could identify, the electrical wiring is three wire shielded cable (aka "Romex").

7. **Panel Cover**

Functional

8. **Panel Cover(s) Removed**
   Yes
   The electrical panel cover(s) was/were removed to provide access to the interior of the panel(s) for inspection.

9. **Breaker Configuration**
   Functional

10. **Wire-Over Current Compatibility**
    Functional
    The visible wires appeared to be properly sized to the breaker overcorrect rating.

11. **Receptacle Ground Verify**
    Functional
    The inspector has SPOT CHECKED the three-prong female 110 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. **NOTE:** *This is not a warranty and an undiscovered condition may exist.*

12. **G.F.C.I. Protection**
    Needed
    The bathroom, kitchen and exterior outlets are GFCI protected and were functional at the time of the inspection, however the outlet to the left of the kitchen sink is GFCI protected. Current electrical requirements stipulate that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock (kitchen, bathroom, garage and exterior outlets - newer construction includes the laundry room). Consideration should be given to installing GFCI outlets where there is a higher potential for electrical shock. Contact a licensed electrician to make the necessary repairs.

13. **Service Ground Verified**
    Yes - Ground Verified
    The main ground for the electrical service appears to be grounded to the grounding rod(s) at the exterior as well as to the metal piping in the structure. Bonding of the all metal piping is necessary to prevent it from becoming energized in the event of an electrical short.

14. **Outlets, Switches, Junction Boxes, Lighting**
    Maintenance

    There is a/are miscellaneous electrical issue(s) that is/are in need of evaluation by a licensed electrician with repairs made as necessary:

    1. *The inspector noted that the exterior deck and bathroom outlets all show a hot/neutral reversal.*

2. *There are exposed wires not terminated in a junction box that are intended for a future attic light. These should be terminated in a junction box if not being used.*

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Important to note is that the National Electrical Code (NEC) is not retroactive, therefore many residential systems do not comply with the latest safety standards. We are not electricians, and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load calculations to determine whether the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. It is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. Although these upgrades are not mandatory, because arc faults cause thousands of electrical fires and hundreds of deaths each year, we strongly recommend installing them at every circuit as a prudent safety feature.

15. **Wire Method**
Romex
From what the inspector could identify, the electrical wiring is three wire shielded cable (aka "Romex").

16. **Arc Fault Breakers (A.F.C.I.)**
Not Present
The inspector noted that the structure is NOT equipped with AFCI breakers and protected outlets. An Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor which recognizes the unique current and/or voltage signatures associated with arcing faults, and acts to interrupt the circuit to reduce the likelihood of an electrical fire.

Plumbing

1. **Plumbing General Statement(s)**
Plumbing General Statement(s)
According to the Washington State Standards of Practice, an inspection of the plumbing system includes the visible water supply lines, visible waste and vent lines, fixtures and faucets, domestic hot water system and fuel source. The inspector will describe the visible water supply and distribution piping materials, drain, waste and vent materials and water heater equipment. The inspector will inspect the condition of accessible and visible water supply lines, drain/waste plumbing and the domestic hot water system when possible, operate fixtures in order to observe functional flow, check for functional drainage from fixtures and describe any deficiencies of these systems or components in the inspection report. The inspector will report on the presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry, the presence and location of a main water shut-off valve and/or fuel shut-off valves, or report that they were not found, the presence of the temperature and pressure relief (TPR) valve and associated piping, and report on whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit. The inspector is not required to operate any valves, including faucets of freestanding or built- in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance. The inspector is not required to inspect any system that is shut down or winterized, any plumbing components not readily accessible, floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains, fire sprinkler systems, water conditioning equipment, including softeners and filter systems, private water supply systems (wells), gas supply systems, interior components of exterior pumps or sealed sanitary waste lift systems, ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. The inspector is not required to test the TPR valve

or test shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in the surrounding substrate materials, determine the potability of any water supply private or public, determine the condition and operation of water wells and related pressure tanks and pumps, determine the quality of water from on-site wells, or determine the quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and related equipment. The inspector is also not required to light pilot lights.

2. **Size Service to Structure**
   1 1/2 Inch

3. **Structure Pipe Material**
   Copper

   The potable water service piping within the structure appears to be copper pipe. As the original standard, copper pipe has been around almost as long as indoor plumbing. Copper pipe has an indefinite life expectancy (80-100 year proven lifespan) and should provide a number of years of functional water flow to the structure. Although it is the most expensive material requiring a labor intensive installation, it is a very attractive option when visible pipes are required. An added benefit is that copper pipe doesn't expand or contract under pressure or temperature changes like PEX or CPVC plumbing. As with any plumbing installation, copper is susceptible to both manufacturing and installation defects which can lead to their premature failure.

4. **Water Pipe Insulation**
   Yes
   The water piping for this structure is insulated, adding to the efficiency of the system.

5. **Waste Pipe Material**
   Plastic
   Water was run in all bathrooms and kitchen during the entire inspection and no indications of backing up were noted at the time of the inspection. The drain pipes are evaluated by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. However, this is not a conclusive test and only a sewer scope of the main line would confirm its actual condition. Over time, blockages can occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines or at the traps beneath sinks, tubs, and showers to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, you should ask the sellers if they have ever experienced any drainage problems. If such information is desired, an invasive inspection can be performed by qualified plumbing and/or drainage contractors using a camera prior to closing.

6. **Pipe Rumble Noise**
   No

7. **Surge Bangs**
   No

8. **Encrustations Evident**
   No
   Encrustations (readily visible deposits at the pipe connections) are an early indication of a developing leak. There were no encrustations visible that would indicate a developing leak.

9. **Mineral Deposits**
   No

10. **Evidence of Leaks**
    No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks that require repair at this time, unless otherwise noted in other locations of the report. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

11. **Interior Water Flow**
    Functional

12. **Exterior Water Flow**
    Functional

13. **Pressure Readings Interior/Exterior**
    None Taken
    Determining water pressure within a structure is outside the scope of this inspection.

14. **Soft Water System**
    None

15. **Filter System**
    None

16. **Drainage and Sump Pumps**
    None

Attic

1. **Access Location/Type**
   Master Bedroom Closet

2. **Access**
   Functional
   The attic was accessible at the time of the inspection.

3. **Attic Evaluated By**
   Head / Shoulder
   The attic area was inspected from the attic entrance. The attic could not be entered and crawled due to limited clearance. The National Standards of Practice for home inspections state that the inspector is not required to enter attic spaces with headroom of less than five feet, with insulation covering the ceiling joist, or bottom truss cord, or if there are obstructions, trusses or other detrimental conditions. Inspection of the attic area was limited to what could be seen from the access opening. Due to safety considerations, the attic area was not entered.





4. **Inaccessible Areas**

   No

   The inspector has determined that all of the areas of the attic that are not obstructed due to clearance issues were visible for inspection. The lower areas where the roof line meets the outside wall surface is difficult to inspect due to its height. A condition could exist along the lower areas that was not readily apparent.

5. **Insulation**

   Blown-in Fiberglass

6. **Evidence of Rodents**

No

7. **Evidence of Insects**
   No

8. **Duct Work Piping**
   Functional
   There were no apparent issues with the visible duct work as viewed from the attic at the time of inspection.

9. **Framing condition**
   Functional
   Roof framing was acceptable at time of inspection based on a visual review. This report does not include calculations for determining the adequacy of the design of the roof support system.

10. **Roof Inspect from Underside**
    Yes
    The underside of the accessible areas of the roof were inspected.

11. **Exposed Rafters/Sheathing**
    Yes
    The roof rafters/trusses and sheathing in visible areas of the attic appear to be providing functional service at this time.

12. **Ventilation**
    Functional
    The inspector has been able to observe what appears to be satisfactory passive ventilation in the attic area. There are high vents along the ridge and low bird block vents visible. Attic ventilation is the most often neglected component in a home. Proper ventilation will increase the life of the roof and prevent condensation from forming in the attic area and affecting insulation and wood members.

13. **Light Thru**
    No
    The inspection of the visible attic space found no evidence of gaps in flashing or structure members that would allow rain water or moisture penetration into the attic.

Raised Foundation

1. **Access Location**
   Main Floor - Closet

2. **Access Size**
   Functional

3. **Method of Inspection**

Entrance

The crawl space was accessible and entered at the time of the inspection.






4. **Clearance**
   Functional

5. **Inaccessible Areas**
   None

6. **Debris/Trash**
   No

7. **Moisture/Dampness**
   Dry
   There was no standing water in the crawl space at the time of the inspection nor any sign of silt build up on the vapor barrier that would indicate that a past excessive moisture condition has occurred. Monitoring the crawl space for moisture build up on an annual basis is recommended for preventive considerations.

8. **Vapor Barrier**
   Clear Plastic
   The vapor barrier is the original clear plastic and in the opinion of the inspector is not adequate. It is recommended that the barrier be replaced with a 4-6 mil black plastic to limit moisture intrusion. The plastic should lay flat without bunching and not cover any wood members. Contact a qualified professional to perform this maintenance.

9. **Ventilation**
   Functional

10. **Evidence of Animals**
    Past Activity - No Control Measures
    There is evidence of past rodent and other small animal activity in the crawl space area. The inspector noted feces, and chewed vapor barrier. Extermination and control measures should be considered to insure that there is no further infestation, and any access points should be sealed. Contact a licensed Pest Control Operation for evaluation and maintenance.

11. **Evidence of Insects**
    No
    The inspector has found no evidence of active undesirable insect activity at the time of the inspection. Periodic inspection is recommended as a condition may exist that was not readily apparent at this time. Spiders are often considered undesirable by many and are visible in every crawl space, but do not cause harm to the structure. Fumigating crawl spaces with interior "bug bombs" can reduce spider activity in homes for short periods of time.

12. **Deteriorated Wood**
    No

A visual inspection of the crawl space revealed no evidence of deteriorated wood from either water or fungi infestation.

13. **Proper Earth-Wood Clearance**
    Yes
    Inspection of the crawl space area does not show any contact of earth to wood.

14. **Wood Members**
    Functional

15. **Pipe/Ducts**
    Functional

16. **Evidence of Cracks - Stem Walls**
    No

17. **Separation Over 1/4"**
    No

18. **Sill Plate Anchors**
    Verified
    The sill-plate anchors were located and verified to be in place at the time of this inspection.

19. **Insulation**
    Batten Insulation

20. **Pier Type and Condition**
    Concrete