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 **Alexander Bogomolny** **Victoria Bogomolny** ("Seller") concerning **1384 Greenwich Walk NE** **Issaquah** **WA 98029** ("the Property").

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

- ✘ Whole House Inspection
- Sewer Inspection
- Pest Inspection
- Other: _____

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

AuthentiSIGN Alexander Bogomolny 02/16/23
Seller DATE

AuthentiSIGN Victoria Bogomolny 02/16/23
Seller DATE

Buyer's Acknowledgment of Receipt

The undersigned Buyer acknowledges receipt of the foregoing Notice and the above-referenced Inspection Report(s).

_____
Buyer DATE

_____
Buyer DATE

Alexander and Victoria Bogomolny
1384 Greenwich Walk NE
Issaquah, WA, 98029

Per the seller, the following items listed on the pre-sale inspection summary dated (February 16, 2023), are being corrected by the seller as part of preparation for sale in good faith.

1) The following actions items have been completed by seller as of (March 08, 2023)

7.12 Several loose receptacles throughout the home - Repaired.
7.17 Ceiling fan's functioning – Verified.
12.2 Bathroom – The joint caulking in and around the shower wall – Repaired.
12.10 Bathroom – Countertop - The backsplash caulking – Repaired.
12.15 Upper Floor Hallway Bathroom - The caulking is repaired.

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

6.4 Caulk voids in the fire resistive barrier between the living space and garage
9.10 Air Conditioner/Heat Pump - the cooling mode responding to the remote thermostat. It was below 40 degrees on the day of the inspection, so this is likely why the colling did not come on as it has worked in the past. If requested, the Seller will have the heat pump serviced.
9.7 Air Conditioner/Heat Pump – Air filter – Clean filter
14.12 Fire Suppression System - The sprinkler cover is missing.

White Glove Home Improvement

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

RECIPIENT:

Tony Meier

1384 Greenwich Walk Northeast
Issaquah, Washington 98029

SERVICE ADDRESS:

1384 Greenwich Walk Northeast
Issaquah, Washington 98029

For Services Rendered

Invoice #12703	
Issued	Mar 03, 2023
Due	Apr 17, 2023
Total	**$1,760.43**

White Glove Home Improvement

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

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Labor	Hourly labor charge Paint touch ups or paint entire walls - we will use our discretion All paint is in garage - see notes for locations 1. wall to right of mandoor to garage 2. downstairs bedroom and bathroom - 1 wall wall bedroom 1 wall in bathroom 3. stairs from bottom level to 1st floor left wall 4. mark at entry 5. Living room at tv mount 6. living room - sand and paint 3 window sills 7. remove sticker from fridge 8. outside bathroom - wall left of handrail - touch up 9. office - right of window - paint 10. master bedroom - pain back wall 11. master bathroom - paint trim cap next to toilet 12. master bathroom - caulk corners where missing in shower 13. guest bathroom - caulk tub to floor 14. stairwell to 3rd floor - paint both side walls 15. 3rd floor - remove bracket and touch ups on 2 walls 16. other area needing touch up in the dinning area 17. wash handstand supply line has been tightened and tested for leaks. All good. Verify ceiling fan works. Removed bracket and several unused wall anchors, patched several holes throughout the house, touched up paint throughout the house, painted a couple walls, sanded and painted window seals in living room and trim cap next to toilet, made sure ceiling fan was functioning, caulked tub to floor in guest bath, caulked corners in master shower, tightened hose in bathroom main floor, removed sticker from fridge and cleaned, in addition I tightened all loose outlets with loose stickers.	13	$110.00	$1,430.00
Fuel surcharge		1	$14.36	$14.36
Materials	Putty, paint, rollers, brushs, caulk, goobegone, receptical hardware and sand paper.	1	$105.31	$105.31
Credit card fee 3.5% (disregard if paying cash or check)		1	$54.24	$54.24*

White Glove Home Improvement

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

Subtotal	$1,603.91
1714 (10.1%)	$156.52
Total	$**1,760.43**

* Non-taxable

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

February 16, 2023

Mr. & Mrs. Alex & Victoria Bogomolny
1384 Greenwich Walk NE
Issaquah, WA.

Re: 1384 Greenwich Walk NE
Issaquah, WA.

Dear Mr. & Mrs. Alex & Victoria;

At your request, a visual inspection of the above referenced property was conducted on 02/15/2023. We have inspected the major structural components, plumbing, heating and electrical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

Clark Inspections inspectors, inspect all homes and buildings according to the stringent professional standards and code of ethics set forth by the American Society of Home Inspectors (ASHI). The ASHI standards are designed to identify and disclose to the client certain conditions of the major systems as these conditions exist at the time of the inspection. These standards are designed for a visual inspection of the readily accessible areas of the included system. A copy of these standards will be provided upon request or can be obtained by calling the ASHI automatic "Information-On-Demand" phone number at 1-800-743-2744

Home or building inspections performed under these standards should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. Inspections performed under these standards are essentially visual; are based on the experience and opinion of the inspector; and are not intended to be technically exhaustive. Inspections performed under these standards are not meant to be warranties nor guarantees of adequacy of performance of the structures, systems, or their component parts.

This inspection does not include an inspection for construction or other materials which might be hazardous to your health. It is possible that such materials may be present and not noted in this report.

This inspection does not include the testing or inspection of security systems, intercoms, communication systems, video, or sprinkler systems. These items are highly specialized and individualistic. Clark Inspections recommends that you have the seller and/or real estate agent/broker demonstrate the operation and serviceability of these systems to you prior to the closing of the sale.

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

Defects are examined and a determination is made on how a particular defect will affect interrelated building parts and whether immediate repairs are required.

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

REPORT SUMMARY

The comments in this report are categorized. General information is given on the type of materials and construction methods. Specific information is given pertaining to the condition of a component and applicable repair and maintenance work that may be required.

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

ACTION ITEMS, SIGNIFICANT DEFECTS AND/OR HEALTH AND SAFETY ISSUES

Non-operational (Action) items, safety or health issues, areas with limited viewing for proper inspection and components that do not serve their intended function (Significant Defects) are listed here. These items will likely require further evaluation and repair by licensed tradespeople.
Please Read entire report

GENERAL INFORMATION

GENERAL COMMENTS

1.14 RECOMMENDATIONS

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

GARAGE

ATTACHED GARAGE

6.4 FIRE SEPARATION

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

ELECTRICAL SYSTEM

7.12 RECEPTACLES

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

7.17 CEILING FAN

The ceiling fan did not respond to its control(s) and its function was not verified.

AIR CONDITIONER/ HEAT PUMP

9.10 GENERAL COMMENTS

The heat pump split system responded to the thermostats call for heating. The cooling mode did not respond to the remote thermostat and it is therefore assumed to be inoperative and in need of repair. Having the split system serviced is recommended.

PLUMBING SYSTEM

14.12 GENERAL COMMENT

FIRE SUPPRESSION SYSTEM:

The sprinkler head adjacent the garage door has deployed. The sprinkler head should be reset and cover installed as needed.

INTERIOR

15.2 NO ACCESS AREAS

The secured attic door located in the top floor closet prevented access and inspection of this area. Defects or deficiencies may exist in inaccessible areas.

15.9 SMOKE DETECTORS

Smoke detectors are examined for location only. They are not tested. Smoke detector batteries should be replaced when you move in and every year thereafter. Once batteries have been replaced, the smoke detectors should be tested for proper operation.

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

At least one carbon monoxide monitor should be installed for each floor. The best place to install the monitor is in an open area near the gas appliance.

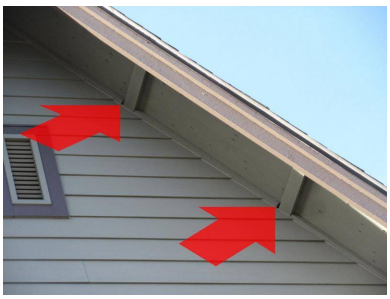
MAINTENANCE ITEMS AND/OR COMPONENTS NEARING THE END OF THEIR SERVICE LIFE

Any item that in the opinion of the inspector is nearing the end of its normal service life and/or conditions that need repair, maintenance and/or upgrades, but have not affected basic functions are listed herein.

BUILDING EXTERIOR

3.4 SOFFITS AND OVERHANGS

There are openings adjacent the ends of the outlook boards under the overhang through which insects and rodents can enter into the attic. These openings should be covered with wood, wire mesh or filled with aerosol foam.

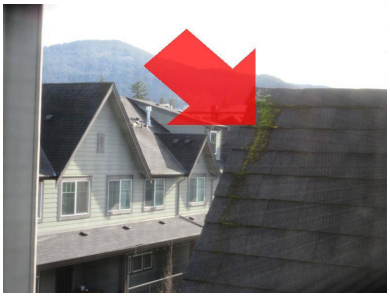


3.6 PAINT
The bottom edge of the lower sections of siding on the exterior are unprotected. Paint protects the siding from moisture absorption and its propensity to hold paint. Painting of the exposed edges is recommended.

The caulking is cracked and deteriorated. Caulking prevents water intrusion into the wall. Removing and replacing deteriorated caulk is recommended.

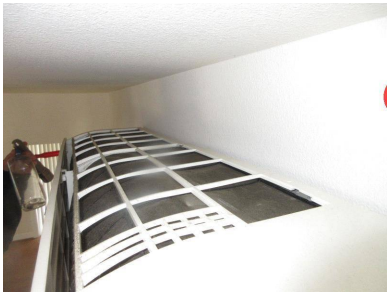
ROOF

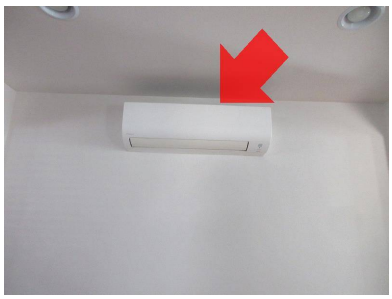
4.5 MAINTENANCE AND REPAIRS
The roof is in need of routine maintenance. The surface should be treated for moss, lichen, and algae growth, then brushed and washed off with a high volume low pressure hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.



AIR CONDITIONER/ HEAT PUMP

9.5 AIR HANDLER
The ventilation unit was functioning as intended. Servicing the unit is regular replacement and cleaning of the filter(s) integrated in front of the unit. The heat exchanger should be cleaned every 3-4 years depending on how dirty the outside air is. Refer to unit manual for additional servicing tasks.





9.7 AIR FILTER
The air filter is clogged with dust. This reduces air flow and furnace efficiency. Removal and replacement of the air filter is recommended. Pleated style air filters are recommended as they offer better filtration of dust than the coarser hogs hair or fiberglass filters.

WATER HEATER

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

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

BATHROOMS

PRIMARY BEDROOM BATHROOM

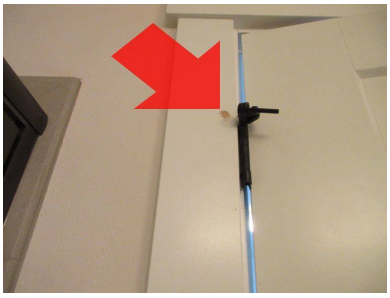
12.2 SHOWER
The joint caulking in and around the shower wall surround is in poor condition. The wall surround should be recaulked to prevent moisture penetration into the surrounding materials and subsequent damage.

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

UPPER FLOOR HALLWAY BATHROOM
12.15 FLOORING MATERIAL
The caulking is cracked at the intersection between the tub/shower and floor. This can lead to water damage to the flooring and substrate. Caulking this area with a flexible caulk is recommended.

INTERIOR

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



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

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

Sincerely,

Terry Clark

206-660-9200
Clark Inspections

Confidential Inspection Report

1384 Greenwich Walk NE
Issaquah, WA 98029

February 15, 2023

Prepared for: Mr. & Mrs. Alex & Victoria Bogomolny

WSDA/PCO #55210. Certified ASHI Member Inspector #202240 Terry Clark (206) 660-9200

Inspection Table of Contents

2/16/2023

Mr. & Mrs. Mr. & Mrs. Alex & Victoria Bogomolny
1384 Greenwich Walk NE
Issaquah,WA

Dear Mr. & Mrs. Alex & Victoria,

Thank you for inviting Clark Inspections to inspect for you. We appreciate having the opportunity to perform this home inspection and are happy to help with all of your inspection needs. Enclosed is our report for the property located at;

1384 Greenwich Walk NE

We have inspected the major structural components, plumbing, heating, and electrical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

This inspection report is designed to be easy to understand. Please take time to review it carefully. If you have any questions regarding this inspection, or receive information from another building inspection professional, contractor, or tradesperson, that is in conflict with this report, or any major defect in your home or building that was not described in your verbal or written reports, please call our office immediately. We are happy to answer any questions you may have.

Thank you for the opportunity to be of service.

Sincerely,

Terry Clark

Clark Inspections

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

1.1 DATE OF INSPECTION:
2/15/2023.

1.2 INSPECTOR'S NAME:
Terry Clark.

1.3 CLIENT NAME:
Mr. & Mrs. Alex & Victoria Bogomolny.

1.4 MAILING ADDRESS:
1384 Greenwich Walk NE
Issaquah WA.

1.5 CLIENT E-MAIL ADDRESS
abogomolny@gmail.com.

1.6 ADDRESS OF PROPERTY INSPECTED
1384 Greenwich Walk NE
Issaquah WA.


West elevation

CLIMATIC CONDITIONS:

1.7 WEATHER:
Partly Cloudy.

1.8 APPROXIMATE OUTSIDE TEMPERATURE:
37 degrees.

BUILDING CHARACTERISTICS:

1.9 MAIN ENTRY FACES:
East.

1.10 ESTIMATED AGE OF BUILDING:
The building is approximately 7 years old.

1.11 BUILDING TYPE:
Townhouse.

1.12 SPACE BELOW GRADE:
Slab on grade, Ground floor living area & Garage.
SCOPE, PURPOSE AND LIMITATIONS

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

The major components in this report are categorized. General information is given on the type of materials and construction methods. Specific information is given pertaining to the condition of a component and applicable repair and maintenance work that may be required.

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

Clark Inspections inspectors inspect all homes and buildings according to the stringent professional standards and code of ethics set forth by the American Society of Home Inspectors (ASHI). The ASHI standards are designed to identify and disclose to the client certain conditions of the major systems as these conditions exist at the time of the inspection. These standards are designed for a visual inspection of the readily accessible areas of the included system. A copy of these standards will be provided upon request or can be obtained by calling the ASHI automatic "Information-On-Demand" phone number at 1-800-743-2744.

Home or building inspections performed under these standards should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. Inspections performed under these standards are essentially visual; are based on the experience and opinion of the inspector; and are not intended to be technically exhaustive. Inspections performed under these standards are not meant to be warranties nor guarantees of adequacy of performance of the structures, systems, or their component parts.

This inspection does not include an inspection for construction or other materials which might be hazardous to your health. It is possible that such materials may be present and not noted in this report.

This inspection does not include the testing or inspection of security systems, intercoms, communication systems, video, or sprinkler systems. These items are highly specialized and individualistic. Clark Inspections, recommends that you have the seller and/or real estate agent/broker demonstrate the operation and serviceability of these systems to you prior to the closing of the sale.

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

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

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

caused by or arising out of his or its inspection of a structure, nor will the inspector or Clark Inspections indemnify or hold others harmless for any loss, claim, expense, or damage arising out of his or its inspection of a structure.

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

GENERAL COMMENTS

1.14 RECOMMENDATIONS

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

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

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

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

1.15 BUILDING CODES

A code is a system of rules and procedures, the purpose of which is to provide minimum standards to safeguard life, health, and property by regulating certain aspects of building design, construction, use and maintenance. Local codes are usually based on model codes. A community may amend or adopt only parts of a model code. These local codes may not always be the latest version of the model code. Code enforcement is nearly always a local government responsibility and is handled in several ways depending on the type of code and community involved. All model codes and most local codes, grant the code compliance inspector or building official the right to interpret the code to suit special situations. This makes the building official the final authority, not the code book.

Answering the question "Does this meet code?" depends on the building's age, when remodels and upgrades were performed and which codes if any are enforced. This information may not be readily available to the home inspector. Private inspectors usually can determine if an item complies with applicable national model codes, if they know when the work was done and what code was applicable at that time. Local municipalities adopt and enforce national model codes at their discretion. Private building inspectors are typically not permitted to perform code compliance inspections. Code compliance inspections are typically performed by the local code enforcement official. Private building inspectors check to determine whether or not an item performs its intended function or is in need of repair.

Code enforcement usually is a local question and subject to the interpretation by the building code enforcement official. Most communities do not require an existing building to meet "code" prior to sale.

Specific code questions can be referred to the local building official. however, you must realize that if city inspectors check a building, they have the authority to require corrections of any violation. Private building inspectors act solely in an advisory capacity. Their objective reports are a tremendous benefit to anyone purchasing or selling real estate.

BUILDING SITE

The evaluation of the building site and grounds includes grading, roof water and surface drainage systems, fencing, gates, walkways, curbs, driveways, patios, and retaining walls connected to or directly adjacent the structure. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components or portions of components may not be visible because of soil, vegetation, storage of personal effects and/or the nature of construction. In such cases these items are considered inaccessible and are not inspected. Lawn irrigation systems, fountains, and low voltage decorative garden lights are not included in this inspection.

The following components were inspected:

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

Representative samples of the roof water drain system were tested by inserting a hose into the drain inlet and then letting it run for 10 minutes. There was no water back-up or overflow from the drain line inlets tested.

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

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

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

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

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

2.4 WALKWAY
There are minor cracks in the walkway, however, they do not affect it's functionality and it remains in serviceable condition.

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

BUILDING EXTERIOR

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

3.1 PRIMARY EXTERIOR WALL CLADDING
Hardie Plank cement fiber siding is used as an exterior wall cladding. It is manufactured from Portland Cement, ground sand, cellulose fiber, select additives and water. It is a durable material that will not burn, rot or dent. It holds paint tenaciously. It

comes with a limited 50 year, transferable product warranty. It is a very popular material due to its cost and durability. The siding has been properly installed and is functioning as intended.

3.2 SECONDARY EXTERIOR WALL CLADDING
The front of the building is clad in brick. Brick is one of the oldest and most durable of all wall claddings. It does not burn, rot, or dent. It does not require painting. It will generally last the lifetime of the building. However, brick is susceptible to earthquake damage.

The brick is a veneer installed over the wood wall structure. It is not a structural component of the wall. The brick has been properly installed and is functioning as intended.

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

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

There are openings adjacent the ends of the outlook boards under the overhang through which insects and rodents can enter into the attic. These openings should be covered with wood, wire mesh or filled with aerosol foam.

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

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

The caulking is cracked and deteriorated. Caulking prevents water intrusion into the wall. Removing and replacing deteriorated caulk is recommended.

3.7 PORCH
The front porch is in good condition.

3.8 PORCH RAILING
The porch railings are well constructed and are performing their intended function.

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

ROOF

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

4.1 AREA
Original portion of the building.

4.2 GENERAL INFORMATION
The roofing material is asphalt composition shingles. The slope or pitch of the roof is medium. Metal gutters are used to collect the roof water drainage. The roof is approximately 7 years old.

4.3 INSPECTION METHOD
The roof was too steep to walk on safely. Therefore the inspector examined the roof from the edge and from windows.

4.4 FLASHINGS

Metal flashings are used to seal around chimneys, vents and roof to wall intersections. The flashings are properly installed and are performing their intended function.

4.5 MAINTENANCE AND REPAIRS
The roof is in need of routine maintenance. The surface should be treated for moss, lichen, and algae growth, then brushed and washed off with a high volume low pressure hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.

4.6 GENERAL COMMENTS
The roofing material was properly installed and is in serviceable condition. With proper care and maintenance this roof should remain serviceable for up to 15 more years.

ATTIC

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

5.1 ACCESS
The attic access is located in the hallway. Due to limited clearances, the attic was inspected from the access hole only.

5.2 VENTILATION
The attic is adequately vented.

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

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

GARAGE

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

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

6.2 OVERHEAD GARAGE DOORS

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

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

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

6.5 PASSAGE DOOR
The door between the garage and living space is a solid core door with a self closing hinge. The door is properly installed and is in good condition.

ELECTRICAL SYSTEM

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

7.1 ELECTRICAL SYSTEM SPECIFICATIONS
The voltage is 120/240 single phase three wire service. The power is delivered to this building via an underground service lateral. The amperage rating of this service is 150. Copper wire is used for all 120 volt circuits. Aluminum is used for some of the 240 volt circuits. Non-metallic sheathed cable (Romex) is the type of wiring used throughout the house. The grounding of the service is provided by two driven rods.

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

7.3 SERVICE PANEL LOCATION
The service panel is located in the garage.

7.4 MAIN DISCONNECT LOCATION
The main disconnect is located adjacent to the electric meter. The ampacity of the main disconnect is 150 amps.

7.5 SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS
The service entrance conductors are 2/0 aluminum and have an ampacity of 150 amps. The service entrance conductors are properly installed and in serviceable condition.

7.6 SERVICE AMPACITY
The capacity of the electrical service is 150 amps. A 150 amp service is adequate for this home with the existing electrical

equipment. There is also room to add additional circuits if necessary.

7.7 SERVICE GROUNDING AND BONDING
The service grounding electrode conductor attachment point was not visible for inspection. The adequacy of the service ground was not determined. The evaluation of this connection may require removal of finish materials and is beyond the scope of this inspection.

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

7.9 OVER CURRENT PROTECTION
Circuit breakers are used for over current protection. The circuit breakers are properly installed and the ampacity of the connected wires is compatible with that of the circuit breakers. The circuit breakers were not tested.

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

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

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

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

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

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

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

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

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

7.17 CEILING FAN
The ceiling fan did not respond to its control(s) and its function was not verified.

ELECTRIC HEATING

Heat is provided by electric resistance heaters. Electric heat is 100% efficient as there is no waste heat of combustion gases as in fossil fuel burning furnaces. However, electric heaters are more expensive to operate than gas or oil fired heaters because electrical energy is more expensive per therm (i.e., unit of energy equal to 100,000 Btu). Each heating unit and/or heating zone is tested using existing operator controls. Information on heating uits is outlined below.
ELECTRIC HEATING - The following components were inspected:

8.1 ELECTRIC FAN ASSISTED WALL HEATERS
Electric wall heaters are used for space heating. The heaters have small fans in them to circulate the air over an electric heating element. Each heater was inspected and tested. The heaters are properly installed and are functional.

These heaters must be cleaned annually. An accumulation of dust inside this type of heater is a fire hazard. To clean the heaters, turn off the power at the circuit breaker panel then remove the cover from the front of the heater. Use a paint brush to loosen the dirt and then vacuum it up.

AIR CONDITIONER/ HEAT PUMP

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

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

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

9.1 GENERAL INFORMATION
Unit Type - Split system Heat Pump, Age - The heat pump is approximately 7 years old, Location of condenser - The condenser is located on the east side of the building.

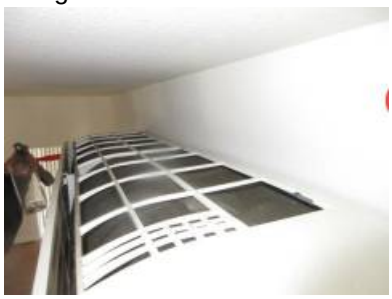
9.2 CONDENSER
The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components. The condenser was tested and was functioning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

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

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

9.5 AIR HANDLER
The ventilation unit was functioning as intended. Servicing the unit is regular replacement and cleaning of the filter(s)

integrated in front of the unit. The heat exchanger should be cleaned every 3-4 years depending on how dirty the outside air is. Refer to unit manual for additional servicing tasks.




9.6 BLOWER
The blower draws air and pushes it over the AC coils where it is cooled. The blower was tested and was functioning as intended.

9.7 AIR FILTER
The air filter(s) is located in the blower compartment. The air filter(s) should be cleaned or replaced at least 2-3 times a year.

The air filter is clogged with dust. This reduces air flow and furnace efficiency. Removal and replacement of the air filter is recommended. Pleated style air filters are recommended as they offer better filtration of dust than the coarser hogs hair or fiberglass filters.

9.8 THERMOSTAT
The unit responded to the remote control. This is a programmable device with options for automatic temperature settings (up and down). Testing the automatic operations of the remote is beyond the scope of this inspection.

9.9 ELECTRICAL DISCONNECT
An electrical disconnect is installed in back of the condenser.

9.10 GENERAL COMMENTS
The heat pump split system responded to the thermostats call for heating. The cooling mode did not respond to the remote thermostat and it is therefore assumed to be inoperative and in need of repair. Having the split system serviced is recommended.

Heat pumps quit working efficiently when the outside temperature drops to about 40 degrees Fahrenheit, and you can say that anything below the range of 25 to 30 degrees is a temperature a heat pump is not effective. The device will have to work extremely hard to pull heat from outside into your home if the external temperature is below 35- to 40- degrees Fahrenheit. This type of heat pump system should be serviced annually.

WATER HEATER

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

10.1 LOCATION OF UNIT
The water heater is located in the garage.

10.2 GENERAL INFORMATION
The water heater is electric. The capacity of the water heater is 50 gallons. The water heater is approximately 7 years old. Water heaters of this type typically last about 10-15 years.

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

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

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

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

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

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

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

KITCHEN

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

11.1 COUNTERTOPS
The countertops are covered with slab granite. The counter tops are properly installed and are in good condition.

11.2 CABINETS
The kitchen cabinets are properly installed and are in good condition.

11.3 FLOORING MATERIAL
The floor is covered with plastic laminated strip flooring. The floor is properly installed and is in good condition.

11.4 VENTILATION
Ventilation in the kitchen is provided by a range hood over the stove. The vent is ducted to the exterior. The vent fan is properly installed and is performing its intended function.

11.5 SINK FAUCET
The sink faucet is properly installed and is in good condition.

11.6 SINK
The kitchen sink is properly installed and is in good condition.

11.7 DRAINS, TRAPS AND TRAP ARMS
The sink drain is properly installed and is performing its intended function.

11.8 AIR GAP
An air gap is installed above the flood rim of the sink. This air gap protects the dishwasher from contamination caused by a backflow of waste water. The visible portions of the air gap were properly installed and functioning as intended.

11.9 RANGE
The range was tested and was functioning as intended.

11.10 OVEN
The gas oven is functional. Gas ovens produce carbon monoxide when turned on. Always run the exhaust fan when baking or broiling.

11.11 MICROWAVE
The microwave oven was tested and was functioning as intended.

11.12 COOKTOP
The cooktop burners were tested and were functioning as intended.

11.13 DISHWASHER
The dishwasher was tested and was functioning as intended.

11.14 GARBAGE DISPOSAL
The garbage disposal was tested and was functioning as intended.

11.15 REFRIGERATOR
The refrigerator is functioning as intended.

BATHROOMS

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

12.1 LOCATION
Primary Bedroom.

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

The joint caulking in and around the shower wall surround is in poor condition. The wall surround should be recaulked to prevent moisture penetration into the surrounding materials and subsequent damage.

12.3 GLASS ENCLOSURE
The glass shower enclosure is labeled as tempered safety glass, is properly installed and in good condition.

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

12.5 TOILET
The toilet was flushed and was functioning as intended.

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

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

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

12.9 CABINETS
The bathroom cabinet is properly installed and is in good condition.

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

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

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

12.12 GFCI RECEPTACLES
GFCI protected receptacles were found in this bathroom.
BATHROOM

12.13 LOCATION
Upper Floor Hallway.

12.14 BATHTUB
The one piece fiberglass bathtub and shower unit is properly installed and in good condition.

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

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

12.16 TOILET
The toilet was flushed and was functioning as intended.

12.17 SINK
The bathroom sink is properly installed and is in good condition.

12.18 DRAINS, TRAPS AND TRAP ARMS
The sink drain is properly installed and is performing its intended function.

12.19 FAUCET FIXTURES
The faucet fixture was tested and was functioning as intended.

12.20 CABINETS
The bathroom cabinet is properly installed and is in good condition.

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

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

12.23 GFCI RECEPTACLES
GFCI protected receptacles were found in this bathroom.
BATHROOM

12.24 LOCATION
Main Floor, Powder Room.

12.25 FLOORING MATERIAL
The floor is covered with plastic laminated strip flooring. The floor is properly installed and is in good condition.

12.26 TOILET
The toilet was flushed and was functioning as intended.

12.27 SINK
The bathroom sink is properly installed and is in good condition.

12.28 DRAINS, TRAPS AND TRAP ARMS
The sink drain is properly installed and is performing its intended function.

12.29 FAUCET FIXTURES
The faucet fixture was tested and was functioning as intended.

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

12.31 GFCI RECEPTACLES
GFCI protected receptacles were found in this bathroom.
BATHROOM

12.32 LOCATION
Lower Floor.

12.33 BATHTUB
The one piece fiberglass bathtub and shower unit is properly installed and in good condition.

12.34 FLOORING MATERIAL
The floor is covered with plastic laminated strip flooring. The floor is properly installed and is in good condition.

12.35 TOILET
The toilet was flushed and was functioning as intended.

12.36 SINK
The bathroom sink is properly installed and is in good condition.

12.37 DRAINS, TRAPS AND TRAP ARMS
The sink drain is properly installed and is performing its intended function.

12.38 FAUCET FIXTURES
The faucet fixture was tested and was functioning as intended.

12.39 CABINETS
The bathroom cabinet is properly installed and is in good condition.

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

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

12.42 GFCI RECEPTACLES
GFCI protected receptacles were found in this bathroom.

LAUNDRY ROOM

Appliances are tested when present and when circumstances allow.
The following components were inspected:

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

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

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

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

PLUMBING SYSTEM

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

14.1 PLUMBING SYSTEM SPECIFICATIONS
The building is on a public water supply system. The building is connected to the municipal sewer system. Cross link polyethylene (PEX) plastic tubing is used for water supply piping. ABS plastic is used for the drain, waste and vent pipes.

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

14.3 MAIN WATER LINE
The main water line is buried underground and was not visible for inspection.

14.4 INTERIOR WATER SUPPLY PIPES
Cross link polyethylene (PEX) plastic tubing is used for water supply piping. PEX is a tough, flexible plastic tube that can be used for both hot and cold water. It has been a relatively uncommon material in this area but, has been in use extensively in Europe and in other parts of this country. The service life of this material is not known, as it has a limited track record.

14.5 WATER PRESSURE
The water pressure is 70 PSI. This is in the normal range of 30-80 PSI.

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

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

14.8 FAUCET FIXTURES
All faucet fixtures were tested and were functioning as intended.

14.9 HOSE BIBBS AND EXTERIOR SUPPLY PIPES
The bibb in the garage was tested and was functioning as intended.

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

14.11 GAS METER
The gas meter is located on the north side of the building. The main gas shut off valve is installed on the high pressure line emanating out of the ground. This valve requires a wrench to open and close. Keeping a gas valve wrench or adjustable wrench accessible near the gas meter is recommended.

14.12 GENERAL COMMENT
FIRE SUPPRESSION SYSTEM:
The sprinkler head adjacent the garage door has deployed. The sprinkler head should be reset and cover installed as needed.

INTERIOR

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

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

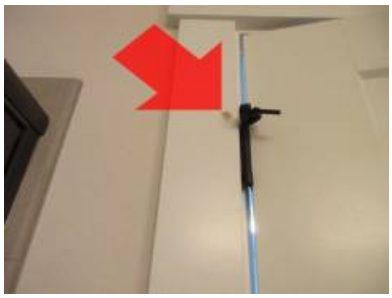
15.2 NO ACCESS AREAS
The secured attic door located in the top floor closet prevented access and inspection of this area. Defects or deficiencies may exist in inaccessible areas.

15.3 STAIRS
The stairs were used several times during the inspection. The stair components are properly installed and no deficiencies were noted during use. A handrail is installed and is securely attached.

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

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

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



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

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

15.8 FRESH AIR SYSTEM
The whole house fan is located in the laundry closet. It is intended to remove stale air from the home. It is activated via a switch on the timer. The fan draws fresh air from outside. The flow of air is controlled by vents on the window frames. By setting the vent openings, you can control the amount of air entering the home. Testing of the timer revealed that it turned on the fan and brought fresh air into the home as was intended.

15.9 SMOKE DETECTORS
There is a smoke detector inside each of the bedrooms and in the hallway outside of the bedrooms on the upper and lower floors.

Smoke detectors are examined for location only. They are not tested. Smoke detector batteries should be replaced when you move in and every year thereafter. Once batteries have been replaced, the smoke detectors should be tested for proper operation.

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

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

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

At least one carbon monoxide monitor should be installed for each floor. The best place to install the monitor is in an open area near the gas appliance.

15.10 DOOR BELL
The doorbell was functioning as intended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

16.1 METAL FIREPLACES
The fireplace is a factory built, direct vent, gas appliance. The firebox is sealed from the home interior which makes it more efficient and prevents combustion gases from spilling into the building. The vent for this type of fireplace is mounted on the exterior wall in back of the appliance. The gas valve and piezo ignition is located underneath behind a removable panel. Instructions for lighting the pilot are located in this area. Testing revealed that the direct vent fireplace was functioning properly.

ENVIRONMENTAL ISSUES

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

The following items may exist in this building:

17.1 CARBON MONOXIDE
Many of us encounter CO regularly and never know it because it's invisible and odorless. That's why victims of CO poisoning often have no warning that they are in danger... until it's too late. Symptoms include headache, nausea, chronic fatigue, confusion and dizziness. Extreme exposure can even cause a coma or death.

Carbon monoxide is a product of incomplete (poor) combustion. It's a direct and cumulative poison. When combined with blood hemoglobin, CO replaces oxygen in the blood until it completely overcomes the body. Death from CO occurs suddenly. The victim inhaling the toxic concentration of the gas becomes helpless before realizing that danger exists.

According to the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) (Ventilation Standard 62- 89), a concentration of no more than 9 parts per million (ppm) (0.0009%), of CO is permissible in residential living spaces. In addition, the Occupational Safety and Health Administration (OSHA) has set an eight-hour work place maximum of 35 ppm. And in flue gas, the Environmental Protection Agency (EPA) and the American Gas Association (AGA) have established the maximum allowable concentration of CO at 400 ppm (See charts).

To ensure safe and efficient combustion, it is imperative that all gas burning appliances be inspected and serviced regularly (once a year) if used in normal service conditions).

17.2 FORMALDEHYDE
Formaldehyde, a colorless gas with a pungent odor, is so commonly used today that virtually everyone is likely to be exposed to at least small amounts of it, and a significant number of people are developing symptoms due to exposure to large amounts of formaldehyde in their homes or workplaces. It was an integral component of the urea formaldehyde foam insulation (UFFI) that was installed in more than five hundred thousand homes in the 1970's. (The use of formaldehyde in insulation was banned by the Consumer Product Safety Commission in 1982, but this ruling was overturned by a federal court in 1983.) In addition, it is present in a large variety of consumer products. It is a major part of the resins used as glue in particle board, plywood, and other pressed wood products used extensively in the construction of homes and furniture. Some cosmetics, paper towels, upholstery, permanent press fabrics, carpets, milk, toilet seats, pesticides, and explosives contain it too. Formaldehyde is also present in the exhaust from combustion appliances and in tobacco smoke.

The most common symptoms of excessive formaldehyde exposure are burning eyes, itching, shortness of breath, tightness in the chest, coughing, headaches, nausea, and asthma attacks. Large amounts of the gas have produced cancer in laboratory animals, and government policy assumes that any substance that can cause cancer in animals may also cause it in humans.

People who live in homes that have been "tightened" for maximum energy conservation are most likely to suffer from the effects of formaldehyde gas. The formaldehyde gas seeps from the walls, furniture, carpet, etc. into the air, building up to high levels in the "tightened" home, which can be irritating, particularly to sensitive people.

To minimize your exposure to formaldehyde, ventilate your home - in good weather, open the windows to provide a constant supply of fresh air. Some methods of heat recovery, such as heat recovery ventilators (also known as air-to-air heat exchangers), are available that can ventilate the home while also conserving energy.

You can seal exposed, raw surfaces of particle board and plywood with oil enamel, varnish, wallpaper, or vinyl floor coverings. If you have UFFI insulation, make certain it is completely sealed in the walls or, as a last resort, have it removed.

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

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

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

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

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

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

INSULATION

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

18.1 ATTIC INSULATION
The attic is insulated with blown in fiberglass insulation. The approximate R value of this insulation is 38. This provides good resistance to heat transfer.

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

STRUCTURE

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

The following components were inspected:

19.1 GENERAL INFORMATION
The foundation is constructed from poured in place concrete. A perimeter foundation wall supports the exterior walls of the building. Interior load bearing components are supported by pier footings and/or continuous spread footings. The floor structure is constructed out of wood joists. The subflooring is plywood. The stud walls are constructed from 2 X 6 dimensional lumber. The exterior wall sheathing is oriented strand board (OSB). The roof structure is constructed out of a combination of manufactured trusses and conventional stick framing. The roof sheathing is plywood.

19.2 FOUNDATION

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

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

19.4 ANCHOR BOLTS
Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. The anchor bolts primary function, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill. Generally speaking, the newer the building, the better resistance it will have to seismic activity. Anchor bolts are installed and are performing their intended function.

19.5 FLOOR JOISTS
The floor joists are covered with finished surfaces and therefore were not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.

19.6 SUBFLOORING
The subfloor was covered with insulation and finished surfaces and was not visible for inspection. There was no evidence present suggesting that defects or deficiencies are present.

19.7 WALLS
The walls are covered with finished surfaces and therefore were not visible for inspection. No evidence of defects or deficiencies was observed.

19.8 ROOF STRUCTURE
The roof structure is constructed from a combination of factory-built, engineered trusses and site cut and assembled dimensional lumber. The roof structure is constructed in a manner consistent with buildings of this type and is performing its intended function. No defects or deficiencies were observed.

19.9 ROOF SHEATHING
The roof sheathing is installed in a manner consistent with buildings of this type and is performing its intended function. No defects or deficiencies were observed.