



**NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT**

The following notice is given with respect to the Purchase and Sale Agreement dated \_\_\_\_\_ between \_\_\_\_\_ (“Buyer”) and **Christina M Matthews** **Luke J Matthews** (“Seller”) concerning **15040 116th PINE** **Kirkland** **WA 98034** (“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  
*Christina M Matthews* 03/15/23  
\_\_\_\_\_  
Seller DATE

Authentisign  
*Luke J Matthews* 03/14/23  
\_\_\_\_\_  
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

**Luke & Christina Matthews**  
**15040 116<sup>th</sup> Place NE**  
**Kirkland, WA 98034**

Per the seller, the following items listed on the pre-sale inspection summary dated March 15<sup>th</sup>, 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 3/22/23**

- **Electrical System, Receptacles:** Fix loose outlets and replace missing outlet covers - ***Complete***
- **Electrical System, Luminaries:** Install all missing light fixtures - ***Complete***
- **Electrical System, Switches:** Replace all cover plates on light switches - ***Complete***
- **Bathrooms, Primary Bathroom, Toilet:** Replace wax seal under toilet – ***Complete***
- **Bathroom, Hallway Bathroom, Faucet Fixtures:** Secure shower gooseneck - ***Complete***
- **Interior, Stairs:** Re-install downstairs handrail - ***Complete***
- **Building Site, Steps:** Clean/unclog walkout door drain – ***Complete***
- **Building Exterior, Soffits and Overhangs:** Plug holes in east-side exterior siding - ***Complete***
- **Building Exterior, Vent Dampers:** Installation of non-restricted vent - ***Complete***
- **Bathrooms, Hallway Bathroom, Tub Walls:** Clean and replace shower caulk - ***Complete***
- **Plumbing System, Hose Bibbs:** Secure hose bibb on back of house – ***Complete***
- **Interior, Doors:** Replace missing door stops - ***Complete***
- **Structure, Beams and Posts:** Install gusset plates to central garage post - ***Complete***

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

- **Garage, Garage Door Opener:** Fix north garage door photo-eye height and install photo eye on south garage door
- **Garage, Fire Separation:** Patch voids in garage ceiling with fire-retardant
- **Electrical System, Service Panel:** Add labels to breaker box
- **Electrical System, GFCI Receptacles:** Replace garage outlets with GFCI outlets
- **Heating System, Burners:** Clean out furnace burners
- **Heating System, Air Filter:** Replace furnace air filter
- **Water Heater, Pressure Release Valve:** Add a drain pipe to floor
- **Water Heater, Seismic Restraint:** Add a second strap
- **Interior, Smoke Detectors:** Add extra smoke detectors
- **Interior, Doorbell:** Fix Doorbell
- **Building Exterior, Soffits and Overhangs:** Fix gap in east-side attic soffit vent
- **Bathrooms, Primary Bedroom Bathroom, Flooring Material:** Fix caulk on master bath shower

- **Bathroom, Lower Floor Bathroom, Toilet:** Replace toilet and wax seal - *Complete*
- **Interior, Closet Doors:** Replace closet door floor guides

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

- **Building Exterior, Porch Railing:** Secure loose railing
- **Attic, Mechanical Ventilation Systems:** Vent bathroom vents to outside
- **Garage, Passage Door:** Replace interior garage door with fire-rated door
- **Electrical System, Wiring:** Wire dedicated outlets for garage door openers
- **Heating System, General Comments:** Routine annual Furnace service
- **Water Heater, General Comments:** Replace water heater
- **Structure, Roof Structure:** Reinforce failing roof truss plates
- **Roof, Chimneys:** Install spark arrestors on chimney
- **Roof, Chimneys:** Repair chimney crown and deteriorated mortar on chimney

November 2017: Move In

January 2018: Installed complete home theater, including 150" screen, projector, surround sound receiver, speakers, wiring, and a riser for second-row seating.

April 2018 – September 2018: Extensive upstairs remodel to create a large open-plan space, including:

- Removal of three walls in the main room and a short wall in the guest bathroom
- Removal of popcorn ceilings in main room and upstairs hallway
- Design and installation of custom kitchen cabinets, including open shelving, a full pantry, custom cooking utensil drawer, custom spice drawer, and more
- Installation of 7'x5' custom kitchen island with custom wine rack, drawers designed for beer storage and short and tall drinking glasses, a microwave nook, built-in drink refrigerators, and custom under-counter garbage and recycling receptacles accessed via a hidden door and pull-out drawer
- Installation of custom stainless steel countertops with an integrated sink,
- Installation of a water line to feed refrigerator water and ice
- New appliances as of 2018, including a Dacor chef's oven with 6-burner gas stove
- All new light fixtures throughout the upstairs main room and hallway
- installation of a gas stub next to the deck for future installation of an adapter for gas grills

July 2020: Remodeled downstairs rooms to remove some cabinetry and install new vinyl plank flooring.

???? 2021: Full service of the furnace and central air system, cleaning and clearing all ductwork and adding a new UV bacteria filter to the furnace.

???? 2021: Full cleaning and servicing of both fireplaces and chimneys.

???? 2022: Removed and abated remaining popcorn ceilings in upstairs bedrooms.

September 2022: Completely replaced roof with new shingles, flashing, integrated full-length ridge vent, and all plywood underlayment.

February 2023: Partially remodeled all three bathrooms, adding new vanities, sinks, fixtures, and lights.

March 2023: All new paint and upstairs carpets.

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



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

**INVOICE**

Customer **LUKE MATHEWS**  
**15040 116TH PL NE**  
**KIRKLAND WA. 98034**

Date **9/20/2022**  
Job#

Site Address	City State ZIP	Job Type	Installed	Product	Color	Subtotal
15040 116TH PL NE	KIRKLAND WA. 98034	RE-ROOF	9/16/2022	LAND PRO	MOIRE BLACK	\$12,879.00

Extras:

RIDGEVENT SYSTEM \$476.00  
REPLACE ALL PLYWOOD WITH NEW 1/2 CDX PLYWOOD \$5,753.00  
REPLACE 8 FT OF 1X6 GABLE ENDS ( MIN-CHARGE) \$100.00

Subtotal **\$19,208.00**

Tax **\$1,959.22**

Total with Tax **\$21,167.22**

Previous Payment **\$0.00**

Remaining Balance **\$21,167.22**

**20yr Workmanship Warranty**

Thank You,  
**Rock Roofing Inc.**

Sales tax must be paid unless a resale certificate is on file with Rock Roofing Inc.  
Balance due on receipt unless a credit account has been opened.  
Credit account balances due in full by the 10th of Each Month.  
Late charges will be assessed at 1.5% of the balance if delinquent.

March 13, 2023

**Mr. & Mrs. Luke & Christina Matthews**  
**15040 116th Pl. NE**  
**Kirkland, WA.**

**Re: 15040 116th Pl. NE**  
**Kirkland, WA.**

Dear Luke & Christina;

At your request, a visual inspection of the above referenced property was conducted on 02/13/2023. 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**

### BUILDING SITE

#### *DRIVEWAY*

The driveway has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by removing and replacing it. The driveway remains functional despite this condition.



#### *PATIO*

The patio has settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by removing and replacing it. The patio remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Repairs should be made as necessary.



**WALKWAY**

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



**STEPS**

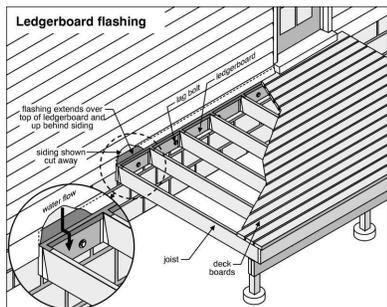
There is no handrail along the stairs. This is a hazard. The installation of a handrail along the stairs is recommended.

The steps are non-conforming due to the variable and/or excessive rise. Stair design standards require that stair risers do not exceed 8" and that the variation in rise not exceed 3/8" in order to reduce falls from tripping. To increase the margin of safety, consideration should be given to reconfiguring the steps so that rise and run do not vary by more than 3/8". If this proves to be too impractical or expensive, then we recommend exercising caution when using these stairs.



**BUILDING EXTERIOR**

**DECK**



**STAIRS**

The spacing under stair railing is too wide. This is a hazard for small children. The spacing should be reduced

as a safety upgrade. Current standards require that a 4" sphere not pass under the railing.



**PORCH RAILING**

The porch railing is loose at the stoop. This is a safety hazard. The installation to present industry standards is recommended.



**ATTIC**

**MECHANICAL VENTILATION SYSTEMS**

The bathroom vent fan discharges in the attic rather than outside. This is an undesirable condition that causes excessive moisture in the attic and can result in mold or fungus growth. A 4" smooth-wall sheet metal duct should be installed to direct the moisture laden air discharged from the fan out of the attic.

An attic fan was installed for whole house ventilation. This fan was tested and was functional. Do not turn the fan on when using the fireplace, as this will cause a back draft and smoke damage.



**GARAGE**

**ATTACHED GARAGE**

**GARAGE DOOR OPENER**

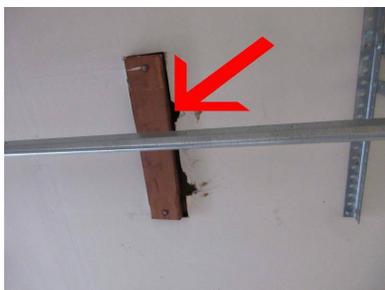
The Photo-eye beam was installed too high above the floor of the garage to adequately offer protection for small children and/or pets. We recommend that the photo-eye be lowered to within 4-6" of the floor.

There was no photo-eye sensor installed for the south garage door to offer protection for small children and/or pets. We recommend that a photo-eye sensor be installed for the garage door at a height of within 4-6" of the floor.



**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.



**PASSAGE DOOR**

The doors between the garage and living spaces are not fire rated and will not slow the spread of a garage fire to the rest of the building. Consideration should be given to replacing the doors with fire rated doors as a safety upgrade.

**ELECTRICAL SYSTEM**

**SERVICE PANEL**

Some of the circuits are not labeled. Each circuit breaker should be labeled to allow servicing and repair of electrical circuits and equipment without having to shut off power to all electrical circuits. The services of a qualified electrician should be retained to perform this service.

**WIRING**

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



**ALUMINUM WIRING**

This house uses 10 and 12 gauge solid aluminum wire for lighting and/or small appliance circuits. This wiring can be a fire hazard if it is installed incorrectly or improperly modified. Verifying proper installation would require the removal and inspection of connections behind every light, switch and receptacle in the house which is beyond the scope of this inspection. A qualified electrical contractor should be retained to perform such an inspection.

#### *RECEPTACLES*

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

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

#### *GFCI RECEPTACLES*

The installation of additional GFCI protection in the garage receptacles is recommended.

#### *LUMINARIES*

Several of the luminaries (lighting fixtures) are missing. Luminaries should be installed to provide proper lighting and proper protection to the wiring and bulbs in these areas.

#### *SWITCHES*

The cover plates are missing from several of the wall switches. This is a shock and fire hazard. The installation of cover plates is recommended.

### **HEATING SYSTEM**

#### FORCED AIR HEATING SYSTEM

##### *BURNERS*

The burners are clogged with debris. This reduces the burner efficiency and produces carbon monoxide. Cleaning the burners is recommended.

##### *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.

##### *GENERAL COMMENTS*

The furnace is in need of routine servicing. This type of furnace should be serviced annually.

### **WATER HEATER**

#### *PRESSURE RELIEF VALVE*

The pressure relief valve is mounted on the external pipe rather than in the water heater. This was a typical installation when this house was built, but is now considered to be non-code compliant in most jurisdictions. The installation of a pressure relief valve on the water heater tank is recommended as a safety upgrade.

The pressure relief valve lacks a drain pipe. This is a scald hazard. The installation of a 3/4" copper, CPVC plastic or galvanized steel drain pipe is recommended. Ideally, the drain should be routed to the exterior. However, running the pipe straight down to the floor eliminates the scald hazard.



**SEISMIC RESTRAINT**

The seismic restraint for the water heater was minimal. Proper strapping is recommended to adequately secure the tank and provide potable water in the event of an earthquake.



**GENERAL COMMENTS**

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

**BATHROOMS**

PRIMARY BATHROOM

TOILET

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

HALLWAY BATHROOM

FAUCET FIXTURES

The goose neck is loose inside the wall. This can result in leaks. The goose neck should be secured inside the wall in accordance with industry standards.



**VENTILATION**

This bathroom does not have a vent fan installed. The installation of a exhaust fan, properly vented to the exterior, should be considered as a primary method of venting.

#### LOWER FLOOR BATHROOM

##### *GLASS ENCLOSURE*

Wire glass has been used in the shower enclosure. Wire glass can be extremely hazardous when broken. As an upgrade, to increase the margin of safety, we recommend installing a tempered safety glass enclosure.



##### *TOILET*

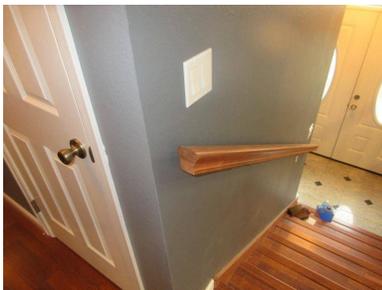
The toilet is loose where it mounts to the floor. A loose toilet will eventually start to leak and will damage the flooring material.. The most reliable fix for this condition is to remove the toilet and install a new wax seal. The toilet should then be securely mounted to the floor.

#### **INTERIOR**

##### *STAIRS*

There is no handrail in the lower stairwell. This is a safety hazard. The installation of a graspable handrail that conforms to present industry standards is recommended.

The railing ends in the upper stairwell does not return to the wall. This is a safety hazard. The installation of a continuous handrail should be considered as a safety upgrade.



##### *GUARD RAILINGS*

The spacing between the balusters is too wide. This is a hazard to small children. The balusters should be spaced close enough together so that a 4" sphere cannot pass through. Upgrading the guard railing is recommended if small children are present.



### **WINDOWS**

There is condensation or mineral deposits between the panes of glass in one of the insulated glass window panes. This indicates a failed seal. The glass assembly should be replaced, which is the only method for correcting this deficiency.

### **SMOKE DETECTORS**

There is a smoke detector in the hallway outside of the bedrooms. Additional smoke detectors should be installed inside the bedrooms near the door.

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.

### **DOOR BELL**

The doorbell is not working. It should be repaired as necessary.

### **BUILT-IN VACUUM**

The built-in vacuum is not operative. Repairs are recommended as necessary.

## **FIREPLACES, WOOD STOVES AND SPACE HEATERS**

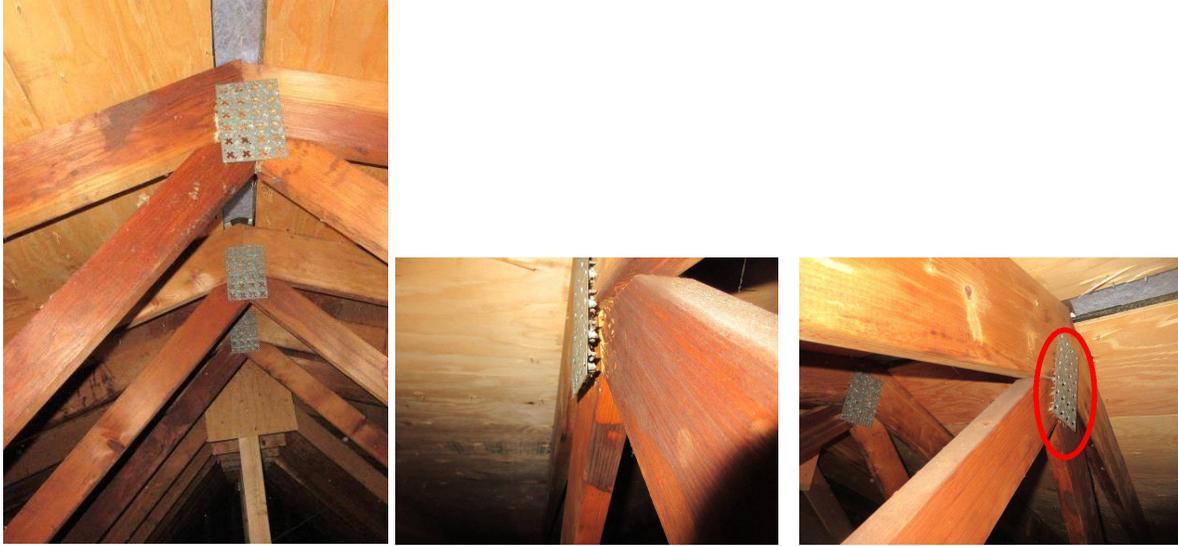
### **MASONRY FIREPLACES**

The family room masonry fireplace was effectively blocked. An evaluation of the firebox, along with an evaluation of the damper and smoke chamber was not made. Defects or deficiencies may exist in inaccessible areas.

## **STRUCTURE**

### **ROOF STRUCTURE**

Several of the truss nailing plates are compromised and are inadequately performing their intended function(s). This could cause movement of the roof structure. Repairs are recommended.



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

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

#### **BUILDING SITE**

##### *ROOF WATER DRAIN SYSTEM*

The downspout at the southeast corner of the building discharges on the ground adjacent to the foundation. Roof water discharging on the ground adjacent to the foundation wall and exterior wood door frames is one of the most common causes of water or moisture problems at ground floor occupancies. Clogged downspouts and scuppers also frequently cause or exacerbate moisture or water entry problems. Consideration should be given to diverting water away from the exterior walls, doors and foundation system. Consult with a drain systems specialist for additional information and cost estimates.



##### *GRADING*

The hardscape surfaces near the building were generally lower than the surrounding grade. This condition does not allow water to drain away from the foundation and building. Accumulated water near the building will cause moisture related damage to the building's components. We recommend a drain systems specialist evaluate the site drainage and determine what type of drainage system or improvements would be beneficial.



### **STEPS**

The drain at the bottom of the walkout is clogged. This will result in flooding of the lower level. Steps should be taken to clean the drain and restore its function. This drain should be cleaned regularly.



### **FENCES AND GATES**

The north gate needs repair, hardware should be adjusted or replaced as necessary to restore full function.

## **BUILDING EXTERIOR**

### **SECONDARY EXTERIOR WALL CLADDING**

Sections of siding on the exterior of the house are delaminated with minor areas of deterioration above the garage doors. Repairs were observed. This type of damage usually occurs when the exterior finish is not maintained. Consideration should be given to replacing the damaged siding.

### **FLASHINGS**

Caulking is used to seal around the exterior of the doors and windows. Exterior wall penetrations sealed with caulking will shrink, crack and eventually will leak. This could result in interior water intrusion. The installation of head flashings is recommended.



### **PEST CONTROL**

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

Untreated wood in direct contact with concrete was observed along the front porch stoop. Untreated wood should be raised 1-2" above the concrete. Treating the wood with a preservative sometimes will prevent wood destroy organism damage.



### *SOFFITS AND OVERHANGS*

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

There are openings at the exterior through which birds and rodents can enter into the structure. These openings should be covered with wood, wire mesh or filled with aerosol foam.



### *GUTTERS AND DOWNSPOUTS*

The 2" square downspouts are too small and are more vulnerable to clogging than the larger rectangular ones. Consideration should be given to upgrading the downspouts.



### *PAINT*

The paint on the high exposure areas of the exterior is deteriorated. Paint protects the wood from cupping, checking, warping and rot. Repainting the exposed areas is recommended.

Localized areas of peeling paint were noted on numerous trim boards. Paint protects the wood from cupping, checking, warping and rot. These areas should be scraped, primed and repainted.

### *DECK*

We recommend treatment of exterior decks with a good quality wood preservative/water repellent. Annual treatments will prevent cupping, checking and rotting of the wood and will maximize its service life. Do not use paint on exposed deck surfaces as it will peel and become difficult to maintain. Paint also traps moisture in the wood and will accelerate deterioration.



#### **VENT DAMPERS**

The dryer duct back-draft damper is damaged at the termination. The installation of a non-restricted hooded back-draft damper is recommended to prevent entry by rodents, birds insects, etc.



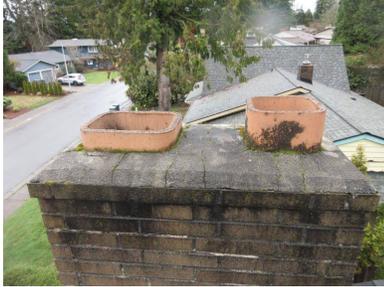
### **ROOF**

#### **CHIMNEYS**

The top of the masonry chimney does not have spark arrestor/rain caps. The installation of a spark arrestor/rain cap for each flue is recommended as a safety upgrade and to prevent moisture damage to the inside of the chimney and fireplace. An additional benefit of a rain cap is that it will keep birds and rodents from entering the house when the damper is left open.



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



Mortar was missing or deteriorated in numerous areas around the chimney. This has led to accelerated deterioration of the brick masonry. Damaged areas can be repaired by filling in cutout or defective mortar joints with fresh mortar. (Tuck pointing)



## **BATHROOMS**

### PRIMARY BEDROOM BATHROOM

#### *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.

### HALLWAY BATHROOM

#### *TUB WALLS*

The joint caulking in and around the bathtub has mildewed. The joints should be scraped clean, chemically treated, and recaulked for a better appearance and to prevent moisture penetration into the surrounding materials and subsequent damage.

## **PLUMBING SYSTEM**

### *HOSE BIBBS AND EXTERIOR SUPPLY PIPES*

The hose bibb on the rear of the house is loose. This could result in damage to the water pipe and leakage. The bibb should be securely fastened to the wall.

## **INTERIOR**

### *DOORS*

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

### *CLOSET DOORS*

The floor guides are missing from the bypass closet doors in the bedroom. Missing floor guides could result in damage to the doors. The installation of floor guides is recommended.

## **STRUCTURE**

### *BEAMS AND POSTS*

There are no visible positive connections tying the posts and concrete pier footing together. The installation of gusset plates is recommended to reduce the likelihood of damage during an earthquake.



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

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

Sincerely,

Terry Clark  
206-660-9200  
Clark Inspections

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

**Report:** Luke & Christina Matthews 2

**Confidential Inspection Report**  
**15040 116th Pl. NE**  
**Kirkland, WA 98034**

**February 13, 2023**

**Prepared for: Luke & Christina Matthews**

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

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# GENERAL INFORMATION

## CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 2/13/2023.  
 INSPECTOR'S NAME: Terry Clark.  
 CLIENT NAME: Mr. & Mrs. Luke & Christina Matthews.  
 MAILING ADDRESS: 15040 116th Pl. NE  
 Kirkland WA.  
 CLIENT E-MAIL ADDRESS geekelite@geekerific.com; [gamergirl@geekerific.com](mailto:gamergirl@geekerific.com).  
 ADDRESS OF PROPERTY 15040 116th Pl. NE  
 INSPECTED Kirkland WA.



West elevation



East elevation

## CLIMATIC CONDITIONS:

WEATHER: Overcast.  
 APPROXIMATE OUTSIDE TEMPERATURE: 42 degrees.

## BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.  
 ESTIMATED AGE OF BUILDING: The building is approximately 55 years old.  
 BUILDING TYPE: Split-level.  
 SPACE BELOW GRADE: Slab on grade, Ground floor living area & Garage.

## SCOPE, PURPOSE AND LIMITATIONS

RESIDENTIAL

The purpose of this inspection was to discover and evaluate major defects, deficiencies and deferred maintenance found in the main components of the house and in the building site immediately around the building inspected. A major defect or deficiency is a system or component that in the judgment of the inspector, would cost in excess of \$500.00 to repair or replace, is not performing it's intended function, or adversely affects the habitability of the dwelling or building. Defects are examined and a determination is

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

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

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

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 its usefulness.

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

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

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

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

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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.

**NOTE: WAC 16-228-2045 requires that a diagram identifying the location of wood destroying organisms be prepared for wood destroying organism inspection reports. A copy of this diagram will be made available to you upon request.**

## GENERAL COMMENTS RECOMMENDATIONS

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

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

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

## BUILDING CODES

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

Answering the question "Does this meet code?" depends on the building's age, when remodels and upgrades were performed and which codes if any are enforced. This information may not be readily available to the 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:

**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.

The downspout at the southeast corner of the building discharges on the ground adjacent to the foundation. Roof water discharging on the ground adjacent to the foundation wall and exterior wood door frames is one of the most common causes of water or moisture problems at ground floor occupancies. Clogged downspouts and scuppers also frequently cause or exacerbate moisture or water entry problems. Consideration should be given to diverting water away from the exterior walls, doors and foundation system. Consult with a drain systems specialist for additional information and cost estimates.



### GRADING

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

The hardscape surfaces near the building were generally lower than the surrounding grade. This condition does not allow water to drain away from the foundation and building. Accumulated water near the building will cause moisture related damage to the building's components. We recommend a drain systems specialist evaluate the site drainage and determine what type of drainage system or improvements would be beneficial.



### VEGETATION

Dense shrubbery and trees planted too close to the building can damage siding and the

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

*DRIVEWAY*

The driveway has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by removing and replacing it. The driveway remains functional despite this condition.



*PATIO*

The patio has settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by removing and replacing it. The patio remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Repairs should be made as necessary.



*WALKWAY*

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



*STEPS*

There is no handrail along the stairs. This is a hazard. The installation of a handrail along the stairs is recommended.

The steps are non-conforming due to the variable and/or excessive rise. Stair design standards require that stair risers do not exceed 8" and that the variation in rise not exceed 3/8" in order to reduce falls from tripping. To increase the margin of safety, consideration should be given to reconfiguring the steps so that rise and run do not vary by more than 3/8". If this proves to be too impractical or expensive, then we recommend exercising caution when using these stairs.

The drain at the bottom of the walkout is clogged. This will result in flooding of the lower level. Steps should be taken to clean the drain and restore its function. This drain should be cleaned regularly.



*FENCES AND GATES*

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

The north gate needs repair, hardware should be adjusted or replaced as necessary to restore full function.

## BUILDING EXTERIOR

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

**The following components were inspected:**

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

*SECONDARY EXTERIOR WALL CLADDING* Plywood siding is also used as an exterior wall cladding. Plywood siding is durable and will last the lifetime of the building providing that the exterior finish is maintained and that it is protected from direct rainfall.

Sections of siding on the exterior of the house are delaminated with minor areas of deterioration above the garage doors. Repairs were observed. This type of damage usually occurs when the exterior finish is not maintained. Consideration should be given to replacing the damaged siding.

*FLASHINGS*

Caulking is used to seal around the exterior of the doors and windows. Exterior wall penetrations sealed with caulking will shrink, crack and eventually will leak. This could result in interior water intrusion. The installation of head flashings is recommended.



*PEST CONTROL*

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

Untreated wood in direct contact with concrete was observed along the front porch stoop. Untreated wood should be raised 1-2" above the concrete. Treating the wood with a preservative sometimes will prevent wood destroy organism damage.

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

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

- x Good construction practices which exclude water and prevent high moisture conditions.
- x Removal of wood debris and form wood from the crawlspace and around the house exterior.
- x Maintaining the roof water drain system.
- x Maintaining good yard drainage away from the foundation wall.
- x Avoiding wood-soil contact in the crawlspace or around the house exterior.
- x Storing fire wood 6" above grade and in a dry area.

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

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



**SOFFITS AND OVERHANGS**

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

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

There are openings at the exterior through which birds and rodents can enter into the structure. These openings should be covered with wood, wire mesh or filled with aerosol foam.



**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 2" square downspouts are too small and are more vulnerable to clogging than the larger rectangular ones. Consideration should be given to upgrading the downspouts.



**PAIN**

The paint on the high exposure areas of the exterior is deteriorated. Paint protects the wood from cupping, checking, warping and rot. Repainting the exposed areas is recommended.

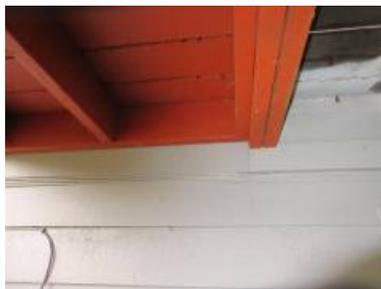
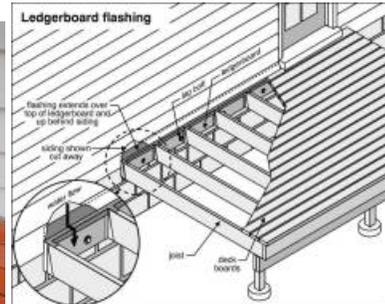
Localized areas of peeling paint were noted on numerous trim boards. Paint protects the wood from cupping, checking, warping and rot. These areas should be scraped, primed and repainted.

**DECK**

The deck is not adequately secured to the building. The installation of lag bolts through the ledger board into the wall is recommended.

We recommend treatment of exterior decks with a good quality wood preservative/water repellent. Annual treatments will prevent cupping, checking and rotting of the wood and will maximize its service life. Do not use paint on exposed deck surfaces as it will peel and become difficult to maintain. Paint also traps moisture in the wood and will accelerate deterioration.

There is no flashing at the intersection between the deck and house. This will allow water to enter behind the siding. The installation of flashing in this area is recommended.



**DECK RAILINGS  
STAIRS**

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

The spacing under stair railing is too wide. This is a hazard for small children. The spacing should be reduced as a safety upgrade. Current standards require that a 4" sphere not pass under the railing.



*PORCH*  
*PORCH RAILING*

The front porch is in good condition.

The porch railing is loose at the stoop. This is a safety hazard. The installation to present industry standards is recommended.



*EXTERIOR DOORS*  
*VENT DAMPERS*

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

The dryer duct back-draft damper is damaged at the termination. The installation of a non-restricted hooded back-draft damper is recommended to prevent entry by rodents, birds insects, etc.



# ROOF

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

**The following components were inspected:**

*GENERAL INFORMATION*

The roofing material is asphalt composition shingles. The slope or pitch of the roof is medium. Metal gutters are used to collect the roof water drainage. The roofing material was just recently installed.

*INSPECTION METHOD*

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

*CHIMNEYS*

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

The top of the masonry chimney does not have spark arrestor/rain caps. The installation of a spark arrestor/rain cap for each flue is recommended as a safety upgrade and to prevent moisture damage to the inside of the chimney and fireplace. An additional benefit of a rain cap is that it will keep birds and rodents from entering the house when the damper is left open.

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

Mortar was missing or deteriorated in numerous areas around the chimney. This has led to accelerated deterioration of the brick masonry. Damaged areas can be repaired by filling in cutout or defective mortar joints with fresh mortar. (Tuck pointing)



*GAS APPLIANCE VENTS*

The visible portion of the gas appliance type B vent is properly installed and in good condition.

*FLASHINGS*

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

*GENERAL COMMENTS*

The roofing material was properly installed and is in like new condition. With proper care and maintenance this roof should remain serviceable for up to 20 more years.

## ATTIC

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

**The following components were inspected:**

*ACCESS*

The attic access is located in the bedroom closet. The attic was entered and inspected from within.

*VENTILATION*

The attic is adequately vented.

There are two types of ventilation systems that are typically used in today's design and construction. Natural (passive) and Mechanical (pressure). Passive attic ventilation allows for moisture laden air, that migrates into the attic from the living space below to move out into the atmosphere without forming condensation on cool surfaces within the attic. This method used in design and construction is the most efficient and time tested.

The following are just a few of the conditions that may develop if soffit vents, roof and ridge vents are either missing, obstructed, inadequate, or simply not installed:

When water vapor comes in contact with cold surfaces of the roof sheathing and framing it condenses and remains as water. This water can drip down on the insulation and decrease it's effectiveness, will rot or deteriorate roof sheathing, cause mold and mildew growth, cause plaster or wall board to crack, paint to peel and will reduce the serviceable life of the roofing material.

Pressure induced attic ventilation ie: attic fans, solar fans or other systems that mitigate moisture amounts may be necessary due to certain conditions found within some buildings. However the pressure increase or decrease of the ambient air of the living space may affect the performance of and/or venting of gas appliances or fireplaces when in use creating conditions may be hazardous to your health. These are designed systems that should be installed by a qualified contractor.

*MECHANICAL SYSTEMS*

*VENTILATION*

The bathroom vent fan discharges in the attic rather than outside. This is an undesirable condition that causes excessive moisture in the attic and can result in mold or fungus growth. A 4" smooth-wall sheet metal duct should be installed to direct the moisture laden air discharged from the fan out of the attic.

An attic fan was installed for whole house ventilation. This fan was tested and was functional. Do not turn the fan on when using the fireplace, as this will cause a back draft and smoke damage.



*PEST CONTROL*

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

## GARAGE

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

### ATTACHED GARAGE - The following components were inspected:

#### *GARAGE FLOOR*

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

#### *OVERHEAD GARAGE DOORS*

The garage is fitted with a pair of roll-up doors. The garage doors are properly installed and are performing their intended function.

There is no automatic garage door opener for the south door. The door must be opened manually.

#### *GARAGE DOOR OPENER*

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

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

There was no photo-eye sensor installed for the south garage door to offer protection for small children and/or pets. We recommend that a photo-eye sensor be installed for the garage door at a height of within 4-6" of the floor.



#### *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.



#### *PASSAGE DOOR*

The doors between the garage and living spaces are not fire rated and will not slow the spread of a garage fire to the rest of the building. Consideration should be given to replacing the doors with fire rated doors as a safety upgrade.

#### *RECEPTACLES*

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

#### *APPLIANCES*

The hookups for the washer and dryer are properly installed. There were no appliances in place at the time of the inspection.

#### *DRYER VENT*

The dryer vent is properly installed and in serviceable condition.

## ELECTRICAL SYSTEM

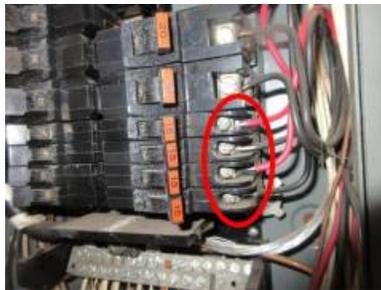
An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible wiring, service panels, subpanels, overcurrent protection devices, light fixtures and all accessible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

**The following components were inspected:**

**ELECTRICAL SPECIFICATIONS**

**SYSTEM** The voltage is 120/240 single phase three wire service. The power is delivered to this building via an underground service lateral. The amperage rating of this service is 200. Copper wire is used for all 120 volt circuits. Aluminum is used for some of the 240 volt circuits. Non-metallic sheathed cable (Romex) is the type of wiring used throughout the house. The grounding of the service is provided by two driven rods.

Aluminum wire is used for several of the 120 volt lighting circuits in this building.



**UNDERGROUND LATERAL**

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

**SERVICE PANEL LOCATION**

The service panel is located in the garage.

**MAIN DISCONNECT LOCATION**

There is no main disconnect. This is a split buss panel that has up to six disconnects.

**SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAY**

**ENTRANCE** The service entrance conductors are 4/0 aluminum and have an ampacity of 200 amps. The service entrance conductors are properly installed and in serviceable condition.

**SERVICE AMPACITY**

The capacity of the electrical service is 200 amps. A 200 amp service is adequate for this house with the existing electrical equipment. There is also room to add additional circuits if necessary.

**SERVICE GROUNDING AND BONDING**

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

**SERVICE PANEL**

The electrical service panel is properly installed and in serviceable condition except where noted below.

Some of the circuits are not labeled. Each circuit breaker should be labeled to allow servicing and repair of electrical circuits and equipment without having to shut off power to all electrical circuits. The services of a qualified electrician should be retained to perform this service.

**OVER CURRENT PROTECTION**

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

**WIRING**

The visible portions of the wiring are properly installed except where noted below.

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



### ALUMINUM WIRING

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

This house uses 10 and 12 gauge solid aluminum wire for lighting and/or small appliance circuits. This wiring can be a fire hazard if it is installed incorrectly or improperly modified. Verifying proper installation would require the removal and inspection of connections behind every light, switch and receptacle in the house which is beyond the scope of this inspection. A qualified electrical contractor should be retained to perform such an inspection.

Aluminum branch wiring, when used for general lighting circuits, can be hazardous because of its tendency to oxidize and its incompatibility with fittings designed for other metals used in the electrical system. Improper connections can cause electrical resistance, which may in turn cause overheating and fires. These single strand aluminum wires, used in many houses built between 1961 and 1978, are not necessarily dangerous as long as proper connections are used, and the connections are made without damaging the wire. If installed properly, aluminum wiring is considered safe. The main factor in determining whether a system is safe is the type of connectors, light fixtures, receptacles and switches to which the aluminum wire is connected and the workmanship of the installation. Receptacles and switches which are designated CO/ALR are considered appropriate for use with aluminum wire. These markings are found at the top or bottom of fitting mounting tabs, located under the plastic wall plates. Where indications are such that this is not the case, a licensed electrician should be called in to make a further evaluation of the system and to make repairs or modifications to the aluminum wiring to insure future safety.

Warning signs of unsafe aluminum wiring include: unusually warm or warped receptacle and switch cover plates, smoke or sparks coming from receptacles or switches, periodic flickering of lights, circuits that don't work, an acrid burning plastic smell at receptacles or switches, or untraceable problems with plug-in lights and appliances. If any of the above are ever encountered, a licensed electrician should be called in to further evaluate the problem and make repairs as needed. The use of anti-oxidant paste on all exposed portions of aluminum wiring is also recommended as a precaution.

### RECEPTACLES

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

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

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

### GFCI RECEPTACLES

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

The installation of additional GFCI protection in the garage receptacles is recommended.

### AFCI RECEPTACLES

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

closets, hallways, or similar rooms or areas.

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

*LUMINARIES*

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

Several of the luminaries (lighting fixtures) are missing. Luminaries should be installed to provide proper lighting and proper protection to the wiring and bulbs in these areas.

*SWITCHES*

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

The cover plates are missing from several of the wall switches. This is a shock and fire hazard. The installation of cover plates is recommended.

## HEATING SYSTEM

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

### FORCED AIR HEATING SYSTEM - The following components were inspected:

<i>GENERAL INFORMATION</i>	Heat is provided by a natural gas fired forced air furnace. The furnace is located in the storage room off of the garage. The furnace is approximately 15 years old. The input rating of the furnace is 100,000 BTU. This BTU rating is typical of a home of this size and age.
<i>GAS PIPING</i>	The flex connector is properly installed and is performing its intended function.
<i>AUTOMATIC GAS VALVE</i>	The automatic gas valve or safety valve is designed to prevent the emission of fuel into the furnace if it does not detect heat for ignition. These valves are generally very reliable. The automatic gas valve was functioning as intended.
<i>IGNITION</i>	The furnace uses an electronic spark ignition. This component was functioning as intended.
<i>BURNERS</i>	The gas burners are properly installed and are functioning as intended.  The burners are clogged with debris. This reduces the burner efficiency and produces carbon monoxide. Cleaning the burners is recommended.
<i>COMBUSTION AIR</i>	The combustion air provides the oxygen for the fuel burning appliances. Combustion air also aids in the movement of combustion gases up the flue. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside the house or from outside providing that the amount of air reaching the appliance is sufficient to maintain efficient combustion and draft. The combustion air supply is adequate.
<i>HEAT EXCHANGER</i>	The heat exchanger is not visible without disassembling and removing it from the furnace. Cracks typically develop in heat exchangers after 10-20 years. Have your gas furnace technician check the heat exchanger during the next major service.
<i>DRAFT INDUCER</i>	The draft inducer pulls the combustion gases through the heat exchanger and pushes them up the vent connector into the flue. The draft inducer was functioning as intended.
<i>VENT</i>	The furnace uses a type B vent from the top of the furnace to the exterior. The visible portion of the B vent is properly installed and is functioning as intended.
<i>BLOWER</i>	The blower draws air from the return air ducts and pushes it over the heat exchanger where it is heated. The air is then pushed through the distribution ducts into the rooms. The blower was tested and was functioning as intended.
<i>AIR FILTER</i>	The air filter is located in the return air plenum adjacent to the furnace. The air filter should be cleaned or replaced at least 2-3 times during the heating season.  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.
<i>DUCTS</i>	The ducts are constructed out of sheet metal. The ducts are properly installed and are performing their intended function. The ductwork was inaccessible and was not inspected except to determine that air flow was adequate at the accessible registers.
<i>THERMOSTAT</i>	The thermostat is properly installed and the unit responded to the basic controls. This is a programmable device with options for automatic temperature settings (up and down). Testing the automatic operations of this thermostat is beyond the scope of this inspection.
<i>GENERAL COMMENTS</i>	The furnace is in need of routine servicing. This type of furnace should be serviced annually.

## WATER HEATER

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

**The following components were inspected:**

*LOCATION OF UNIT*

The water heater is located in the utility room.

*GENERAL INFORMATION*

The water heater fuel is natural gas. The capacity of the water heater is 50 gallons. The input rating of the burner is approximately 40,000 BTU. The water heater is approximately 21 years old. Water heaters of this type typically last about 10-15 years.

*PRESSURE RELIEF VALVE*

The pressure relief valve is mounted on the external pipe rather than in the water heater. This was a typical installation when this house was built, but is now considered to be non-code compliant in most jurisdictions. The installation of a pressure relief valve on the water heater tank is recommended as a safety upgrade.

The pressure relief valve lacks a drain pipe. This is a scald hazard. The installation of a 3/4" copper, CPVC plastic or galvanized steel drain pipe is recommended. Ideally, the drain should be routed to the exterior. However, running the pipe straight down to the floor eliminates the scald hazard.



*SHUTOFF VALVE*

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

*WATER CONNECTIONS AT TANK*

The water connections at the tank are properly installed and are performing their intended function.

*AUTOMATIC GAS VALVE*

The automatic gas valve or safety valve is designed to prevent the emission of fuel into the appliance if it does not detect heat for ignition. These valves are generally very reliable. The automatic gas valve was functioning as intended.

*BURNER*

The gas burner is properly installed and is functioning as intended.

*GAS PIPING*

The flex connector is properly installed and is performing its intended function.

*VENT*

The vent connector from the water heater to the B vent is properly installed and is functioning as intended.

*COMBUSTION AIR*

The combustion air provides the oxygen for the fuel burning appliances. Combustion air also aids in the movement of combustion gases up the flue. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside the house or from outside providing that the amount of air reaching the appliance is sufficient to maintain efficient combustion and draft. The combustion air supply is adequate.

*SEISMIC RESTRAINT*

The seismic restraint for the water heater was minimal. Proper strapping is recommended to adequately secure the tank and provide potable water in the event of an earthquake.



*GENERAL COMMENTS*

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

## KITCHEN

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

### The following components were inspected:

<i>COUNTERTOPS</i>	The countertops are covered with stainless steel sheets. The counter tops are properly installed and are in good condition.
<i>CABINETS</i>	The finish on the kitchen cabinets is slightly worn. The cabinets are otherwise in good condition.
<i>FLOORING MATERIAL</i>	Manufactured flooring is used in the kitchen. This is a durable imitation woodlike product. The flooring has been properly installed and is in good condition.
<i>VENTILATION</i>	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.
<i>SINK FAUCET</i>	The sink faucet is properly installed and is in good condition.
<i>SINK</i>	The kitchen sink is properly installed and is in good condition.
<i>DRAINS, TRAPS AND TRAP ARMS</i>	The sink drain is properly installed and is performing its intended function.
<i>AIR GAP</i>	An air gap called a Johnson Tee is installed in the kitchen wall. This air gap protects the dishwasher from contamination caused by a backflow of waste water. The visible portions of the Johnson Tee were properly installed and functioning as intended.
<i>RANGE</i>	The range was tested and was functioning as intended.
<i>OVEN</i>	The gas oven is functional. Gas ovens produce carbon monoxide when turned on. Always run the exhaust fan when baking or broiling.
<i>COOKTOP</i>	The cooktop burners were tested and were functioning as intended.
<i>DISHWASHER</i>	The dishwasher was tested and was functioning as intended.
<i>GARBAGE DISPOSAL</i>	The garbage disposal was tested and was functioning as intended.
<i>REFRIGERATOR</i>	The refrigerator is functioning as intended.

## BATHROOMS

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

### BATHROOM

<i>LOCATION</i>	Primary Bedroom.
<i>SHOWER</i>	The shower walls are properly installed and are in good condition. Most ceramic tile is applied directly over gypsum board rather than on a concrete board such as "Durock" or "Wonder Board". Where the tile is applied directly over the gypsum board, it is critical that the tile grout be maintained to prevent water intrusion behind the tile. Missing or cracked grout should be repaired. Inside corners, and penetrations in the tile should be kept sealed with a high quality caulk.
<i>FLOORING MATERIAL</i>	The floor is covered with sheet vinyl. The floor is properly installed and is in good condition.  It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.  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.
<i>TOILET</i>	The toilet is loose where it mounts to the floor. A loose toilet will eventually start to leak and will damage the flooring material, underlayment and subfloor. The most reliable fix for this condition is to remove the toilet and install a new wax seal. The toilet should then be securely mounted to the floor.
<i>SINK</i>	The bathroom sink is properly installed and is in good condition.
<i>DRAINS, TRAPS AND TRAP ARMS</i>	The sink drain is properly installed and is performing its intended function.
<i>FAUCET FIXTURES</i>	The faucet fixtures were tested and were functioning as intended.
<i>CABINETS</i>	The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.
<i>COUNTERTOP</i>	The countertops are covered with slab quartz. The counter tops are properly installed and are in good condition.
<i>VENTILATION</i>	Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.
<i>GFCI RECEPTACLES</i>	GFCI protected receptacles were found in this bathroom.

### BATHROOM

<i>LOCATION</i>	Hallway.
<i>BATHTUB</i>	The bathtub is properly installed and is in good condition.
<i>TUB WALLS</i>	The tub walls are properly installed and are in good condition. Most ceramic tile is applied directly over gypsum board rather than on a concrete board such as "Durock" or "Wonder Board". Where the tile is applied directly over the gypsum board, it is critical that the tile grout be maintained to prevent water intrusion behind the tile. Missing or cracked grout should be repaired. Inside corners, and penetrations in the tile should be kept sealed with a high quality caulk.  The joint caulking in and around the bathtub has mildewed. The joints should be scraped clean, chemically treated, and recaulked for a better appearance and to prevent moisture penetration into the surrounding materials and subsequent damage.
<i>FLOORING MATERIAL</i>	The floor is covered with sheet vinyl. The floor is properly installed and is in good condition.

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.

TOILET

The toilet was flushed and was functioning as intended.

SINK

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

DRAINS, TRAPS AND TRAP ARMS

The sink drains are properly installed and are performing their intended function.

FAUCET FIXTURES

The faucet fixtures were tested and were functioning as intended.

The goose neck is loose inside the wall. This can result in leaks. The goose neck should be secured inside the wall in accordance with industry standards.



CABINETS

The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.

COUNTERTOP

The countertops are covered with slab quartz. The counter tops are properly installed and are in good condition.

VENTILATION

This bathroom does not have a vent fan installed. The installation of a exhaust fan, properly vented to the exterior, should be considered as a primary method of venting.

GFCI RECEPTACLES

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

**BATHROOM**

LOCATION

Lower Floor.

SHOWER

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

GLASS ENCLOSURE

Wire glass has been used in the shower enclosure. Wire glass can be extremely hazardous when broken. As an upgrade, to increase the margin of safety, we recommend installing a tempered safety glass enclosure.



FLOORING MATERIAL

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

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will

often result in damage to flooring materials, subflooring and framing.

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

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

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

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

*CABINETS* The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.

*COUNTERTOP* The countertops are covered with slab quartz. The counter tops are properly installed and are in good condition.

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

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

## PLUMBING SYSTEM

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

### The following components were inspected:

<i>PLUMBING SPECIFICATIONS</i>	<i>SYSTEM</i>	The building is on a public water supply system. The building is connected to the municipal sewer system. Copper tubing is used for the water supply piping. ABS plastic is used for the drain, waste and vent pipes.
<i>MAIN WATER SHUTOFF VALVE</i>		The main water supply shutoff valve is located in the garage. It was tested and was functional.
<i>MAIN WATER LINE</i>		The main water line is buried underground and was not visible for inspection. The flow indicator on the water meter was checked with all the water shut off in the house. There was no movement of the flow indicator. This suggests that there are no leaks in the main water line. You should check the meter periodically (2-4 times a year) with all the water in the house shut off. Movement of the flow indicator on the meter means that there is a leak either inside the house or in the main line underground.
<i>INTERIOR WATER PIPES</i>	<i>SUPPLY</i>	The visible portions of the copper water supply pipes are properly installed and functional. Copper is considered one of the most desirable materials for interior supply pipes and is expected to last the lifetime of the building.
<i>WATER PRESSURE</i>		The water pressure is 70 PSI. This is in the normal range of 30-80 PSI.
<i>DRAIN AND WASTE PIPES</i>		ABS plastic is used for drain, waste and vent pipes. All of the visible drain pipes were properly installed and functional. ABS is a durable, reliable material and should last the lifetime of the building. All drain, waste and vent pipes were stress tested by filling bathtubs and fixtures to the overflow and then draining them while simultaneously flushing the toilet and running the sinks and showers. No leaks were observed and all fixtures emptied in a reasonable amount of time with no fluctuation in the rate of flow down the drain. This is commonly referred to as "functional drainage".
<i>VENT PIPES</i>		The visible portions of the vent pipes are properly installed and are performing their intended function.
<i>FAUCET FIXTURES</i>		All faucet fixtures were tested and were functioning as intended.
<i>HOSE BIBBS AND SUPPLY PIPES</i>	<i>EXTERIOR</i>	The hose bibbs on this building are the frost free type. These hose bibbs typically will not freeze as long as the hoses are removed. Failure to remove hoses during freezing weather could result in a cracked pipe and leakage. The bibbs were tested and were functioning as intended.
<i>GAS PIPING</i>		The hose bibb on the rear of the house is loose. This could result in damage to the water pipe and leakage. The bibb should be securely fastened to the wall.
<i>GAS METER</i>		The visible portions of the gas piping were properly installed and are performing their intended function. There was no odor of gas leakage at the time of the inspection.
		The gas meter is located on the south side of the building. The main gas shut off valve is installed on the high pressure line emanating out of the ground. This valve requires a wrench to open and close. Keeping a gas valve wrench or adjustable wrench accessible near the gas meter is recommended.

## INTERIOR

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

### The following items were inspected:

#### GENERAL COMMENTS

The interior finishes were not completed at the time of the inspection. You should inspect the interior finishes after all work is complete.

#### STAIRS

The stairs were used several times during the inspection. The stair components are properly installed with exceptions noted below.

There is no handrail in the lower stairwell. This is a safety hazard. The installation of a graspable handrail that conforms to present industry standards is recommended.

The railing ends in the upper stairwell does not return to the wall. This is a safety hazard. The installation of a continuous handrail should be considered as a safety upgrade.



#### GUARD RAILINGS

The spacing between the balusters is too wide. This is a hazard to small children. The balusters should be spaced close enough together so that a 4" sphere cannot pass through. Upgrading the guard railing is recommended if small children are present.



#### WALLS AND CEILINGS

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

#### DOORS

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

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

#### CLOSET DOORS

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

The floor guides are missing from the bypass closet doors in the bedroom. Missing floor guides could result in damage to the doors. The installation of floor guides is recommended.

#### WINDOWS

The window frames are constructed from PVC and have insulated glass in them. All of the windows were tested and/or inspected. The windows are in good condition and are functioning as intended except where noted below.

*SMOKE DETECTORS*

There is condensation or mineral deposits between the panes of glass in one of the insulated glass window panes. This indicates a failed seal. The glass assembly should be replaced, which is the only method for correcting this deficiency.

There is a smoke detector in the hallway outside of the bedrooms. Additional smoke detectors should be installed inside the bedrooms near the door.

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.

*DOOR BELL*

The doorbell is not working. It should be repaired as necessary.

*BUILT-IN VACUUM*

The built-in vacuum is not operative. Repairs are recommended as necessary.

## FIREPLACES, WOOD STOVES AND SPACE HEATERS

### The following components were inspected:

#### *MASONRY FIREPLACES*

The visible portion of the living room masonry fireplace was evaluated. The fireplace is in good condition and no defects or deficiencies were observed.

The family room masonry fireplace was effectively blocked. An evaluation of the firebox, along with an evaluation of the damper and smoke chamber was not made. Defects or deficiencies may exist in inaccessible areas.

#### *DAMPERS*

The living room fireplace damper is functioning as intended. A fireplace damper that is left open when the fireplace is not being used allows huge quantities of heated air to escape up the chimney. Keeping your fireplace damper closed will result in a significant reduction in heating costs.

## ENVIRONMENTAL ISSUES

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

### The following items may exist in this building:

#### *CARBON MONOXIDE*

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

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

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

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

#### *FORMALDEHYDE*

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

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

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

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

You can seal exposed, raw surfaces of particle board and plywood with oil enamel,

**LEAD PAINT**

varnish, wallpaper, or vinyl floor coverings. If you have UFFI insulation, make certain it is completely sealed in the walls or, as a last resort, have it removed.

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

**ASBESTOS**

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

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

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

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

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

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

## INSULATION

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

### **The following items were inspected:**

#### *ATTIC INSULATION*

The attic is insulated with blown in fiberglass insulation. The approximate R value of this insulation is 30. This provides good resistance to heat transfer.

#### *WALL INSULATION*

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

## STRUCTURE

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

### The following components were inspected:

#### *GENERAL INFORMATION*

The foundation is constructed from poured in place concrete. A perimeter foundation wall supports the exterior walls of the building. Interior load bearing components are supported by pier footings and/or continuous spread footings. The floor structure is constructed out of wood joists. The subflooring is plywood. The stud walls are constructed from 2 X 4 dimensional lumber. The exterior wall sheathing is plywood. The roof structure is constructed out of manufactured trusses. The roof sheathing is plywood.

#### *FOUNDATION*

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

#### *MUDSILL*

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

#### *ANCHOR BOLTS*

Anchor bolts are bolts that are cast into the top of the concrete foundation and retain the mudsill. Anchor bolts primary function in this area, is to prevent the building from being displaced from its foundation during an earthquake. Anchor bolts have grown in diameter over the years as have the nuts and washers that retain the mudsill . Generally speaking, the newer the building, the better resistance it will have to seismic activity. Due to the design of this building, anchor bolts are not visible and could not be evaluated.

#### *BEAMS AND POSTS*

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



#### *FLOOR JOISTS*

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

#### *SUBFLOORING*

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

#### *WALLS*

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

#### *ROOF STRUCTURE*

The roof structure is constructed from factory-built, engineered trusses. The trusses are installed in a manner consistent with buildings of this type and are performing their intended function. See below for defects and/or deficiencies that were observed.

Several of the truss nailing plates are compromised and are inadequately performing their intended function(s). This could cause movement of the roof structure. Repairs are recommended.



*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.