Windermere
REAL ESTATE

NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ ("Buyer") and **Christopher Eldridge** **Rebekah Eldridge** ("Seller") concerning **13843 174th Pl NE** **Redmond** **WA 98052** ("the Property").

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

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

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

Authentisign Christopher Eldridge 04/14/2021
4/14/2021 1:13:02 PM PDT
Seller DATE

Authentisign 04/15/2021
4/15/2021 7:34:11 AM PDT
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

Christopher and Rebekah Eldridge

13843 174th PL NE

Redmond, WA 98052

Per the seller, the following items listed on the pre-sale inspection summary dated April 20th, 2021, are being corrected by the seller as part of preparation for sale in good faith.

The following actions items have been completed by seller as of April 23rd, 2021:

3.5 – Gutters cleaned and debris removed on 4/26 by Ned Stevens

5.3 – Metal vent pipe installed

6.2 – Safety cables installed on garage door springs.

6.4 – Voids in the fire barrier have been corrected.

7.12 – Loose receptacles have been corrected or replaced.

10.5 – Expansion tank secured to wall

10.11 – Water Heater seismic restraints added to adequately secure to wall

11.9 – Johnson Tee drilled for proper venting.

11.16 – GFCI added to Kitchen

12.2 – Drain cleaned on shower

12.4 – Caulking added to backslashes and intersection between tub/floor

12.6 – Sink drain repaired

12.8 – Tub faucet repaired

12.13 – Loose receptacles have been corrected or replaced.

12.17 – Caulking added

12.19 – Sink drain repaired

13.5 – Toilet mount repaired

20.5 – Whole house pest inspection completed by Edge Pest Control on 4/29, stating no recent activity. Home has been under pest control contract since 2017.

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

3.1, 3.9 – Seller will have rear (west) porch roof repaired (estimate attached)

REDMOND ROOFING
FAX (425) 836-9277
www.redmondroofing.com
(425) 836-0123 • P.O. Box 2153 • Redmond, WA 98073-2153

Proposal/Contract

To: **Rebekah Eldridge**

Dated: **4/28/2021**

13843 174th Pl. N.E.
Redmond, WA 98052
309-212-5416

c_reldridge@outlook.com

Jobsite: 13843 174th Pl. N.E.
Redmond, WA 98052

ONE YEAR LABOR GUARANTEE

We Propose to furnish materials and labor to complete the following:

1) **Remove 4x4 of torch down. (Price will be higher if more than one layer of torch down needs to be removed).**

2) **Inspect for any rot or damage. If any rot or damage is found, repairs will be T&M extra.**
Replacement plywood will be $86 per sheet. Will get owner's permission before proceeding.

3) **Roofing material will need to be removed on the upper section to be able to work on the leak at the torch down.**

4) **Install new torch down.**

5) **Install new roofing material as needed. (Matching color as close as possible)**

Please do not alter this quote. Writing on quote will void the contract.

Our best efforts are made to determine the cause/source of leakage & most times we are successful, however there are times when hidden, distant multiple leak sources are the cause, in which case an additional; chargeable trip(s) may be required to get the leak to stop completely. Roof leaks can also occur with the extreme wind conditions, ice, snow & tree debris coverage and many other changes in the outside elements, therefore cannot guarantee the roof will not leak under the right conditions.

Contract Amount: $ 885.00

Full payment due upon receipt of invoice. Charge card payment, add 3% service fee Visa & MC only. **(plus sales tax)**

Acceptance of Proposal: the prices, specifications and terms mentioned above are hereby accepted. Redmond Roofing is authorized to do the work as specified. I have read and accepted the standard terms and conditions on the back page of this contract document. ***NOTE:This proposal may be withdrawn if not accepted within 14 days.*** ***Acceptance can be by return fax (425-836-9277), mail, or scanned e-mail (team@redmondroofing.com) of this signed & dated document.***

R C Hernacki

Robert C. Hernacki--President License #REDMOR*904QK **Customer Acceptance Signature** **Date**

THE FOLLOWING DISCLOSURE STATEMENT IS SUPPLIED FOR YOUR PROTECTION. ALL WASHINGTON STATE CONTRACTORS ARE REQUIRED BY LAW TO PROVIDE THIS INFORMATION TO CUSTOMERS.

The contractor, RR Redmond Inc., dba REDMOND ROOFING is registered with the state of Washington, registration No. REDMOR*904QK, as a general contractor and has posted with the state a bond of $12,000 for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. The expiration renewal date of this contractor's registration is November. This bond may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or the contractor or subcontractor on your job does not pay any employee of the contractor or subcontractor, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents. The General information is also available from the Department of Labor & Industries.

REDMOND ROOFING STANDARD TERMS AND CONDITIONS

COMPLETE AGREEMENT: Acceptance of Redmond Roofing Company's Proposal shall constitute acceptance by Customer of these Standard Terms and Conditions: These Standard Terms and Conditions and Redmond Roofing's Proposal shall constitute the entire agreement between the parties, and any additional terms proposed by the Customer are hereby rejected. No modification of these terms shall be binding unless agreed to in writing by Redmond Roofing. Minimum 20% (of contract amount) will be charged to a customer who cancels after signing acceptance. ***Any controversy of claim arising out of or relating to this contract or breach thereof shall be settled in accordance with the arbitration rules of the consumer business arbitration tribunal of the Better Business Bureau.***

CUSTOMER ALLOWS Redmond Roofing use of on-site electrical power . Customer allows driveway access and temporary storage space beside structure. Customer is responsible for removal of protection of personal belongings in attic, garage and under skylight openings. Customer will hold Redmond Roofing harmless for minor mars to painted surfaces, damage to siding, gutters, or drywall nail pops or stress or settling cracks, as the structure is subjected to the normal stresses of the re-roof process which includes loading of supplies onto the roof—unless such damage is due to accident or negligence. The customer agrees to allow Redmond Roofing employees or other appropriate qualified professionals hired and directed by Redmond Roofing to make any repairs to damages caused by accident or negligence.

RELEASE OF LIABILITY: In the course of Redmond Roofing's performance of its work, it may be necessary to place a dumpster or container on customers premises. With larger repairs a roofing supplier may be driving onto the property to place supplies onto the rooftop with a conveyer or boom. Customer releases Redmond Roofing and it's supplier(s) from liability for any damage resulting from delivery or removal thereof, including cracked driveway or sidewalks. Customer further releases Redmond Roofing from any damage done to siding, bushes, shrubs, flowers, and any dust or debris which may end up inside the house, whether it be attic space or otherwise. Redmond Roofing shall take reasonable precautions to prevent these incidents from occurring.

STRUCTURAL DAMAGE AND DISCOVERED REQUIREMENTS: If Redmond Roofing's work involves repairs to an existing roof; it may be that additional work is required beyond the scope of what was agreed in order to fix roof correctly. This additional work may require the replacement of dry rot, damaged sheeting, damaged siding, fascia boards, rafters, and rafter tails, but is not limited to these items. Customer hereby authorizes Redmond Roofing to replace or repair any damage, which may be required in order to repair the roof correctly. This work will become an additional charge over and above any agreed fixed price and will be billed to customer at an hourly rate (including drive time) as shown at the bottom of this paragraph plus materials and any additional disposal costs. Also, hidden layers of roofing that are detected during the tear-off process will incur an additional charge over and above the original agreed price. Redmond Roofing shall not be responsible for subsequent damage due to structural inadequacies of customer's property when subjected to the normal stresses of rooftop work. Unless specifically stated, this agreement does not include: asbestos testing or abatement, permit fees, removal disposal or hidden layer(s), soffit venting, insulation work, enhancement of internal air flow. Redmond Roofing does not warranty existing chimney structures or skylight lids not installed by Redmond Roofing. During the repair process Redmond Roofing may need to disassemble or remove old skylights, TV satellite dishes, antennas, solar panels, awnings or other special equipment or vents from the roof in order to complete the job. Redmond Roofing is not responsible for damage or breakage of any of these items especially old or site-made skylights or panels, which can become brittle and easily breakable with age. Redmond Roofing will use reasonable care when removing and or replacing these items. If internal ducting for fans is discovered insufficient – proper ducts & vents will be added T & M extra. Inspection for & removal of mold inside the structure is not the responsibility of Redmond Roofing. TV or satellite dish reception is not guaranteed nor is it the responsibility or Redmond Roofing to adjust or correct should such adjustment become necessary after roof work. As work is in-process Redmond Roofing's technician(s) will conduct a limited review of the roof structure's integrity including wood deterioration and or structural support. This inspection is limited to the areas where the repair(s) is/are being conducted from the rooftop.. Redmond Roofing offers no warranty or guarantee that all wood deterioration will be discovered or all structural defects or inadequacies identified. Redmond Roofing is not responsible for detection or removal of hazardous waste or materials at this site.
Unforeseen labor or material required involving extra costs will be executed at the following rates:
Laborer $49/hr.; Roofer $75/hr.; Painter $55/hr.; Carpenter or Field Supervisor $85/hr.; Drive time $37/hr. + fuel sur charge.*
($250. minimum to bring in a carpenter-specialist)*

PERMITS AND TAXES: Unless otherwise specified, Redmond Roofing's price does not include the cost of permits. Permit fees and any taxes associated with this work will be payable by the customer.

PAYMENT: We respectfully request that you pay us promptly for the work we do. Chasing after customers for relatively small payments is very costly to our staff. Full and complete payment is due no later than 5 calendar days after the invoice is emailed-or 10 calendar days if it is mailed USPS. Payments can be made by mailing us a check or phoning us with a charge card. After 5 calendar days (or 10 in the case of a mailed invoice) if payment is not received a 7% penalty (max $200) will be charged to the customer. (this penalty is based on the total amount due on the invoice). Payments more than 30 days overdue will be charged an additional 7% penalty with no maximum. If Redmond Roofing retains a collection agency or attorney to collect overdue invoice payments, all collection costs, including actual attorney's fees for consultation, trial and appellate levels, shall be payable by Customer.

LIMITED LIABILITY: Redmond Roofing agrees to perform in a professional workmanlike manner. Any labor guarantee associated with this repair work is limited to exactly where the repair work was done. This guarantee is void if a person or firm other than Redmond Roofing performs or re-performs any work in the area of repairs we performed. We do not guarantee all repair work. . If Redmond Roofing is called upon to revisit a repair or take corrective measures pursuant of a workmanship guarantee and it is discovered that the problem(s) is/are are not due to the repair workmanship we completed Redmond Roofing shall charge for Time and Materials to make corrections and/or inspection(s) **These charges to be paid by the person who requests the revisit**
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NED STEVENS GUTTER CLEANING - INVOICE

(800) 542-0267
Fax# (973) 227-3700
Monday - Thursday 6am to 8pm
Friday - Saturday 6am to 5pm
Sunday 8am to 4pm
www.nedstevens.com

11 Daniel Rd East, Fairfield, NJ 07004

Eldridge
13843 174th Place North East
Adelaide, WA 98052

*** AUTO PAY**

If you have any questions with respect to this invoice, please contact us at (800) 542 0267.

Our records show that you have previously authorized us to charge your credit card on file ending in 0681 for the services listed on this invoice. These charges will automatically be applied to your credit card.

NOTICE! THERE IS AN ESTIMATE IN YOUR ACCOUNT FOR A PROBLEM WHICH NEEDS IMMEDIATE ATTENTION. PLEASE CALL US AS SOON AS POSSIBLE.

Eldridge
13843 174th Place North East
Work Site : REDMOND , WA 98033
Order ID # : 6733326
Completion Date : 04/24/2021
Gutter Cleaning $172.00

ENROLLED IN AUTO PAY - WE WILL CHARGE YOUR CARD ON FILE

State Sales Tax : $17.20

Payment Received : $0.00

Amount Due : * AUTO PAY - TO BE CHARGED $189.20

1½% Monthly Service Charge after 30 days

KEEP THIS PORTION FOR YOUR RECORDS

Quality Control Check

- I was happy with your service ☐
- I was unhappy with your service ☐
- I saw your crew working in an unsafe manner ☐
- Please have a customer service specialist contact me ☐

**** YOUR SCHEDULE ****

YOUR NEXT RECOMMENDED CLEANING IS ON OR ABOUT THE WEEK OF : 06/15/2021

IF YOU WOULD LIKE TO SCHEDULE THIS JOB, PLEASE SIGN BELOW.

SIGNED X _____

THANK YOU FOR CHOOSING NED STEVENS!

NJHICRA Reg# 13VH09522300

Eldridge
13843 174th Place North East
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1½% Monthly Service Charge after 30 days

Kyle Benton

19231 36th Ave W, Ste L
Lynnwood, WA 98036
(206) 244-EDGE(3343)

http://www.edgepestcontrol.com

Invoice #:	SN76498I
Service Date:	2021-04-29
Time Window:	12pm-4pm
Confirmation Status:	
Service Report Number:	SN94457S
Sales rep initials:	T P

We Take Care of You

Our #1 Priority is Your Peace of Mind - Please Call (206) 244-EDGE(3343)

Rebekah Eldridge

Customer Location

13843 174th Pl NE
Redmond, WA 98052
309-212-5416

Service Location

Rebekah Eldridge
13843 174th Pl NE
Redmond, WA 98052
309-212-5416

Protection Program - Regular Service	
Retail Price	$145.99
Retail Discount	-$30.00
Regular Service	$115.99
Subtotal	$115.99
Tax (8.7%)	$10.09
Total	
Total	$126.08
Payment	
Payment	$126.08
Total Due	$0.00

PLEASE PAY FROM THIS INVOICE
DUE UPON RECEIPT

Accepted by

Rebekah

- [x] Very Satisfied
- [ ] Satisfied
- [ ] Not Satisfied

Customer Comments

	Start	End
Date:	04-29-2021	
Weather:		
Technician:	Kyle Benton	
Wind Speed:	5 MPH	5 MPH
Supervisor:	Dean Ossowski	
Wind Direction:	S	SE
Arrival Time:	1:18 PM	
Temperature:	59 °F	70 °F
Departure Time:	2:07 PM	

- [x] No Gates/ All Gates Secured
- [x] Easy Pay
- [ ] Other

Tech Comments

Hi Rebekah! I completed your protection plan quarterly service today. I performed an inspection around the home looking for pest activity or potential entry points into the home. I saw a little spider activity and knocked down those spider webs around your home.

I went into the crawl space to inspect for rodent activity. I saw some old ode to devices from your previous company that had some old dead rodents in them. I removed those and inspected further and determined that there is not ongoing rodent activity to any large degree down there. I didn't see any fresh droppings or anything like that down there either. As far as crawl spaces to it was very clean.

I also re-upped the 6ft barrier around your home which is important to limit pests making it into the home. I also treated around all your eves, overhangs, windows, doors,

Continued on last page...

General Comments

Office Instructions

4/26/21 Specific: plz call 30 mins ahead, seeing possible mice activity in basement
6/18/19 General: Please spray all of decking in back. Please spray all edges of landscaping and mulch beds especially in front and back. Please treat all the retention wall landscaping areas especially in front.

TERMS AND DISCLOSURE STATEMENT

Payments are due on the date of invoice. Payments are considered past due 30 days after the date of invoice. The customer agrees to pay all attorney's fees, court costs, filing fees, and all collection costs. Up to 40% of amount owing may be assessed to cover the costs for any collection agency retained to pursue the matter. The customer further agrees to pay interest at the rate of 2% per month (24% per year). Further, every statement past due account sent, a $2.50 rebilling fee will be applied.

Guarantees:

EdgeGuard Price Lock

EdgeGuard Reservice

EdgeGuard Pest Control

EdgeGuard Premium Products

Your next service will be:

July

Most pest issues begin outside. Our Edge Guard Program was developed to establish a protective exterior barrier, which is maintained on a continual year-round basis. If needed, please call us for free interior servicing at (206) 244-EDGE(3343). Thank You

Inspection - Area

Pre-Treatment Exterior Inspection

Exterior > Other Areas > Yard Fixtures
Exterior > Other Areas > Playground
Exterior > Landscape Transitions > Driveway
Exterior > House > Foundation
Exterior > Lawn
Exterior > Other Areas > Deck
Exterior > Landscape Transitions > Retaining Walls
Exterior > House > Doors
Exterior > Landscape Transitions > Walk Way Edges
Exterior > Other Areas > Shed
Exterior > Sprinkler Boxes and All Water Source Areas
Exterior > House > Eaves
Exterior > Ornamental Plant Areas
Exterior > House > Porch
Exterior > House > Windows

Deficiency - Area

T & O - Excessive shade on turf

Exterior > House > Foundation

EXTERIOR - Storage along exterior of the building

Exterior > House > Foundation

Treatment - Simple Summary

Exterior Landscape Transition Area Treatment: Spray | B&G

Exterior > Seasonal Service > Western Protocol > Walk Way Edges
Exterior > Seasonal Service > Western Protocol > Ornamental Plant Area Transitions
Exterior > Seasonal Service > Western Protocol > Driveway Edges
Exterior > Seasonal Service > Western Protocol > LandScape Transition Lines

Spring/Summer Power Spray: Spray | Power Sprayer

Exterior > Seasonal Service > Western Protocol > Retaining Walls
Exterior > Seasonal Service > Western Protocol > House > Doors
Exterior > Seasonal Service > Western Protocol > Yard Fixtures
Exterior > Seasonal Service > Western Protocol > House > First-Floor Eaves
Exterior > Seasonal Service > Western Protocol > House > Windows
Exterior > Seasonal Service > Western Protocol > House > Porch
Exterior > Seasonal Service > Western Protocol > Other Areas > Deck
Exterior > Seasonal Service > Western Protocol > Foundation
Exterior > Seasonal Service > Western Protocol > Fence Line
Exterior > Seasonal Service > Western Protocol > Other Areas > Shed
Exterior > Seasonal Service > Western Protocol > Other Areas > Playground

Knock Down: Knock Down | Extension Pole

Exterior

Exterior Landscape Bait Application: Bait | Shaker

Exterior > Seasonal Service > Western Protocol > Landscape Beds
Exterior > Seasonal Service > Western Protocol > Landscape Transitions
Exterior > Seasonal Service > Western Protocol > Ornamental Plant Areas

Product - Simple Area Summary

Sumari 1021-2827 Clothianidin, Pyriproxyfen 0.055% 0.20 gal

Exterior > Seasonal Service > Western Protocol > Walk Way Edges
Exterior > Seasonal Service > Western Protocol > Ornamental Plant Area Transitions
Exterior > Seasonal Service > Western Protocol > Driveway Edges
Exterior > Seasonal Service > Western Protocol > LandScape Transition Lines

Tandem 100-1437 Lamda Cyhalothrin, Thiamethoxam 0.065% 3.00 gal

Exterior > Seasonal Service > Western Protocol > Retaining Walls
Exterior > Seasonal Service > Western Protocol > House > Doors
Exterior > Seasonal Service > Western Protocol > Yard Fixtures
Exterior > Seasonal Service > Western Protocol > House > First-Floor Eaves
Exterior > Seasonal Service > Western Protocol > House > Windows
Exterior > Seasonal Service > Western Protocol > House > Porch
Exterior > Seasonal Service > Western Protocol > Other Areas > Deck
Exterior > Seasonal Service > Western Protocol > Foundation
Exterior > Seasonal Service > Western Protocol > Fence Line
Exterior > Seasonal Service > Western Protocol > Other Areas > Shed
Exterior > Seasonal Service > Western Protocol > Other Areas > Playground

InTice10 Granular Bait 73079-6 Orthoboric Acid 10% 4.00 oz

Exterior > Seasonal Service > Western Protocol > Landscape Beds
Exterior > Seasonal Service > Western Protocol > Landscape Transitions
Exterior > Seasonal Service > Western Protocol > Ornamental Plant Areas

Product Usage Summary

Product	EPA	Active Ingredient	Active %	Quantity
Sumari	1021-2827	Clothianidin, Pyriproxyfen	0.055%	0.2 gal
Tandem	100-1437	Lamda Cyhalothrin, Thiamethoxam	0.065%	3 gal
InTice10 Granular Bait	73079-6	Orthoboric Acid	10%	4 oz

Concerns Addressed Summary

Webs	Scorpions	Crickets
Box Elder Bugs	Pillbugs / Sowbugs	Mice (garage + 1 room only)
Wasps/Yellow Jackets	Spiders	Hornets
Wasp Nests	Centipedes/Millipedes	Earwigs
Roaches (excluding German)	Ants (Non-Wood Destroying)	Silverfish

Poison Control 1-800-222-1222

Caution: Let treated surfaces dry before allowing humans and pets to contact surfaces. Commercial applicators are licensed by the Washington State Dept. of Agriculture (WSDA)

Company License # Kaden Abplanalp | 93804

Tech License # 101172

Tech Comments Continued from Page 1...

cracks/crevices, retaining walls, & fence line up to the first floor. I sprinkled a granular bait on the mulch beds and sprayed the transitions with an ant product. This is an active barrier that lasts 12 weeks and will minimize activity you will see in and around your home.

Your next service is in 12 weeks because that is when the protective barrier begins to breakdown and is a really important service as spiders and other invaders are becoming more active in warmer weather. As always, you have free reservices so if you're seeing any major activity after 3-4 weeks you can always give us a call & we'd be happy to come out to help. Thank you for giving us the opportunity to serve you.

April 20, 2021

Mr. & Mrs. Chris & Rebekah Eldridge
13843 174th Pl. NE
Redmond, WA.

Re: 13843 174th Pl. NE
Redmond, WA.

Dear Chris & Rebekah;

At your request, a visual inspection of the above referenced property was conducted on 04/20/2021. 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

2.6 WALKWAY
Cracks were observed in the concrete walkway. Minor cracks can be sealed to minimize moisture entry and further settlement of the concrete.

BUILDING EXTERIOR

3.1 PRIMARY EXTERIOR WALL CLADDING
The exterior wall adjacent the deck is rotted where there has been chronic contact with moisture from roof leakage. Rot damaged material should be replaced and protected from chronic contact with moisture. The damaged sections of wall sheathing and associated wall framing should be removed and replaced as needed.

3.8 DECK 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 deck railing is recommended if small children are present.

3.9 DECK COVER
The deck is covered by a wood structure. The deck roof is leaking. Repairs as needed.are recommended.

3.11 STAIRS
The stair rise spacing 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 through the opening.

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

ROOF

4.7 MAINTENANCE AND REPAIRS
The deck awning roof is not properly sloped. This has allowed water to pond on the surface of the roof and water damage was observed below the intersection of the deck roof to house roof. Repairs are recommended.

When reroofing, the surface of the roof should be sloped a minimum of a 1/4" per foot towards the drains. Consult with a qualified roofing contractor for additional information and replacement cost estimates.

GARAGE

ATTACHED GARAGE

6.2 OVERHEAD GARAGE DOORS

Safeties are cables run through the center of the garage door springs that prevent broken springs from becoming projectiles that can cause injury. There are no safeties installed. The installation of safeties is recommended.

6.4 FIRE SEPARATION

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

The fire resistive barrier between the garage and the living space is properly installed and in good condition, however, there are several holes that are not taped. Consideration should be given to "fire taping" the holes in the drywall as a safety upgrade.

ELECTRICAL SYSTEM

7.12 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.

7.13 GFCI RECEPTACLES

The GFCI receptacle in the master bedroom bathroom does not reset when a ground fault is introduced. This is caused by a redundant GFCI. The installation of just one GFCI outlet for protection of each circuit is recommended. The reset button for the GFCI protected receptacles in the bathrooms is located in the garage.

WATER HEATER

10.2 PRESSURE RELIEF VALVE

The pressure relief valve drain pipe has a reverse slope which traps water in the pipe. This can result in failure of the pressure relief valve. The drain pipe should be reconfigured so that it slopes 1/4" per foot to the drain outlet. If this is not possible or practical, a small (1/16") drain hole can be drilled in the bottom of the pipe at the lowest point.

10.5 EXPANSION TANK

The expansion tank is not adequately secured to the wall. This could result in damage to the water pipe and leakage during an earth quake. A seismic restraint should be installed to secure the expansion tank.

10.11 SEISMIC RESTRAINT

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

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.

KITCHEN

11.9 AIR GAP

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 cap protruding on the exterior wall opposite the dishwasher is not drilled. This renders the air gap non-functional. Drilling a 1/4" hole in the end of the cap will restore its function. The remaining visible portions of the Johnson Tee were properly installed and functioning as intended.

11.16 RECEPTACLES

There are no GFCI protected receptacles in the kitchen. The installation of GFCI protection is recommended.

BATHROOMS

UPPER FLOOR HALLWAY BATHROOM

12.13 RECEPTACLES

The receptacle in this bathroom is loose. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.

MASTER BEDROOM BATHROOM

12.25 GFCI RECEPTACLES

The GFCI receptacle in this bathroom is redundant and does not trip when a ground fault is introduced. This is caused by a improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.

INTERIOR

15.2 FLOORS

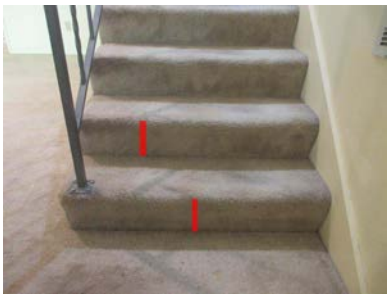
Carpet is worn and dirty. Carpet replacement should be considered.

15.3 STAIRS

The railing ends in the 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.

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

The stairs 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 stairs 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.



15.8 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.

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

2.4 DRIVEWAY

Cracks were observed in the concrete surface of the driveway. Minor cracks can be sealed to minimize moisture entry and further settlement of the concrete. Minor cracks are common and do not affect the serviceability of the concrete.

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

BUILDING EXTERIOR

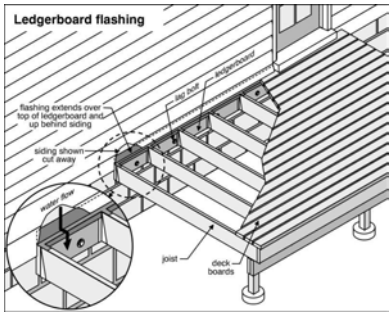
3.5 GUTTERS AND DOWNSPOUTS

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

There is a build-up of organic debris inside the gutters. Proper maintenance of gutters and downspouts is essential and should be performed routinely in order to prevent clogging. Maintenance consists primarily of keeping leaves and other organic debris out of the system. Failure to clean the gutters will result in water splash on the building when they overflow. Gutters can be damaged under the weight of the water and organic matter inside the gutter. Gutters should be cleaned as necessary to maintain a free flow of water into the downspouts.

3.7 DECK

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.



ROOF

4.6 FLASHINGS

There is no kick out flashing at the roof edge to wall intersection above the gutter. This will allow water to enter the wall behind the siding. The installation of a kick-out flashing is recommended.

ATTIC

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

An attic fan was installed for whole house ventilation. This fan was not tested.

BATHROOMS

UPPER FLOOR HALLWAY BATHROOM
12.2 BATHTUB
The bathtub is not installed level in accordance with the manufacturer's specifications. This has resulted in water draining off the edge of the bathtub onto the floor. The tub should be leveled or shower doors or splash guards could be installed.

The bathtub drain is slow. We recommend the trap be cleaned of grease, hair and/or sludge etc. and if this does not correct the problem we recommend the lines be "snaked" by a professional sewer cleaning service.

12.4 FLOORING MATERIAL
The grout 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 grout is recommended.

12.6 SINK
The drain stop is not operational. It should be repaired or replaced.

12.8 FAUCET FIXTURES
The tub spout is not mounted flush to the wall. This can result in leaks. The spout should be made flush to the wall in accordance with industry standards.

MASTER BEDROOM BATHROOM

12.17 FLOORING MATERIAL

The grout 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 grout is recommended.

12.19 SINK

The drain stop is not operational. It should be repaired or replaced.

LAUNDRY ROOM

13.5 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

15.5 DOORS

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

15.6 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.

INSULATION

18.1 ATTIC INSULATION

The attic is generally insulated with blown in fiberglass insulation. The approximate R value of this insulation is 19. This provides moderate resistance to heat transfer. Adding additional insulation to achieve an R value of 30 is recommended to reduce heat loss through the ceilings.

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

STRUCTURE

19.6 SHEAR PANELS

Shear panels are plywood or OSB panels that are mechanically fastened to both vertical and horizontal framing members in critical structural areas of the building. They prevent lateral movement of the structure during an earthquake. Shear panels are often visible in the crawlspace on cripple walls between the first floor and foundation. They may also be installed on interior walls that are covered with drywall. An examination of the crawlspace revealed the absence of shear panels on the cripple walls. The installation of shear panels on the cripple walls is recommended as an upgrade.

CRAWLSPACE

20.5 PEST CONTROL

There is evidence of rodent activity in the crawlspace. The first step in eliminating rodents from the crawlspace is to seal all possible entry points using wire mesh, caulking, wood, stainless steel wool, aerosol foam or mortar. Careful work sealing cracks, holes, gaps, and covering ground water drain inlets will discourage rodent activity. Once this work is completed, snap traps baited with peanut butter should be installed and monitored. The absence of rodents in the traps typically means that the rodents have been excluded from the area.

Cellulose forms were left in place on the pier footings. This cellulose is conducive to the infestation of various wood destroying organisms. The removal of the cellulose is recommended.

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

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

Sincerely,

Terry Clark
206-660-9200
Clark Inspections Inc.

Confidential Inspection Report

13843 174th Pl. NE
Redmond, WA 98052

April 20, 2021

Prepared for: Chris & Rebekah Eldridge

Inspection Table of Contents

4/20/2021

Mr. & Mrs. Chris & Rebekah Eldridge
13843 174th Pl. NE
Redmond,WA

Dear Chris & Rebekah,

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

13843 174th Pl. NE

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

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

Thank you for the opportunity to be of service.

Sincerely,

Terry Clark

Clark Inspections

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

1.1 DATE OF INSPECTION:
4/20/2021.

1.2 INSPECTOR'S NAME:
Terry Clark.

1.3 CLIENT NAME:
Mr. & Mrs. Chris & Rebekah Eldridge.

1.4 MAILING ADDRESS:
13843 174th Pl. NE
Redmond WA.

1.5 CLIENT E-MAIL ADDRESS
c_reldridge@outlook.com; bcdn@outlook.com.

1.6 ADDRESS OF PROPERTY INSPECTED
13843 174th Pl. NE
Redmond WA.


South elevation


North elevation

CLIMATIC CONDITIONS:

1.7 WEATHER:
Clear.

1.8 APPROXIMATE OUTSIDE TEMPERATURE:
70 degrees.

BUILDING CHARACTERISTICS:

1.9 MAIN ENTRY FACES:
South.

1.10 ESTIMATED AGE OF BUILDING:
The building is approximately 39 years old.

1.11 BUILDING TYPE:
Tri-level.

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

1.13 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 it's usefulness.

Statements, representations, or conclusions offered by the inspector and/or by Clark Inspections are based solely upon a

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

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

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

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

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

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

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

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

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

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

BUILDING SITE

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

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

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

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

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

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

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

2.4 DRIVEWAY
Cracks were observed in the concrete surface of the driveway. Minor cracks can be sealed to minimize moisture entry and further settlement of the concrete. Minor cracks are common and do not affect the serviceability of the concrete.

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


2.5 PATIO
The concrete patio is properly installed and is performing its intended function.

2.6 WALKWAY
Cracks were observed in the concrete walkway. Minor cracks can be sealed to minimize moisture entry and further settlement of the concrete.

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

2.7 FENCES AND GATES
The fences are properly installed and are performing their intended function. The gate is properly installed and is performing its intended function.

BUILDING EXTERIOR

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

3.1 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.

The exterior wall adjacent the deck is rotted where there has been chronic contact with moisture from roof leakage. Rot damaged material should be replaced and protected from chronic contact with moisture. The damaged sections of wall sheathing and associated wall framing should be removed and replaced as needed.

3.2 SECONDARY EXTERIOR WALL CLADDING
Cedar shingle 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.

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

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

Gaps over 1/4" in size adjacent the soffit vent blocks will allow insects and rodents to enter the attic. Covering any gaps with screening, a strip of wood and/or caulking is recommended.

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

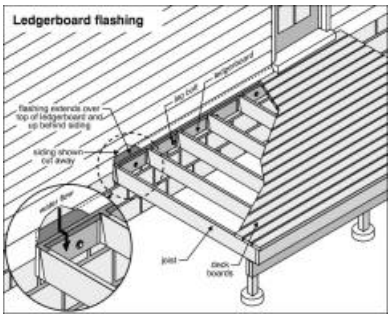
Downspouts draining directly onto the asphalt shingle surface causes excessive wear of the roofing material. Downspout extensions to the lower gutters should be installed to prevent excessive wear and tear of the roofing.

There is a build-up of organic debris inside the gutters. Proper maintenance of gutters and downspouts is essential and should be performed routinely in order to prevent clogging. Maintenance consists primarily of keeping leaves and other organic debris out of the system. Failure to clean the gutters will result in water splash on the building when they overflow. Gutters can be damaged under the weight of the water and organic matter inside the gutter. Gutters should be cleaned as necessary to maintain a free flow of water into the downspouts.

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

3.7 DECK
The deck is constructed from a combination of pressure treated fir and cedar. The deck is well constructed and is performing its intended function. Untreated wood (fir or cedar) will eventually rot. Annual treatments of the deck with a good quality wood preservative/water repellant 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.



3.8 DECK 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 deck railing is recommended if small children are present.

3.9 DECK COVER
The deck is covered by a wood structure. The deck roof is leaking. Repairs as needed are recommended.

3.10 PATIO COVER
The patio is covered by a wood structure covered with torch down roofing. The roof structure is functioning as intended.

3.11 STAIRS

The deck stairs are performing their intended function.

The stair rise spacing 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 through the opening.

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


3.12 PORCH
The front porch is in good condition.

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

ROOF

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

4.1 GENERAL INFORMATION
The roofing material is asphalt composition shingles. The slope or pitch of the roof is medium. Metal gutters are used to collect the roof water drainage. The roof is approximately 17 years old.

The roofing material over the patio and deck is a modified bitumen (torch-down). The slope or pitch of the awnings is low.

4.2 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.

4.3 SKYLIGHTS
The skylights are properly installed and there was no evidence of leakage underneath them.

4.4 CHIMNEYS
The visible portions of the metal, factory-built chimneys are properly installed and are in good condition.

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

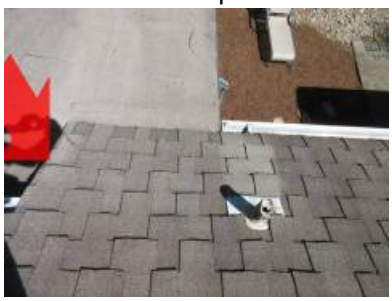
4.6 FLASHINGS

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.

There is no kick out flashing at the roof edge to wall intersection above the gutter. This will allow water to enter the wall behind the siding. The installation of a kick-out flashing is recommended.

4.7 MAINTENANCE AND REPAIRS
The deck awning roof is not properly sloped. This has allowed water to pond on the surface of the roof and water damage was observed below the intersection of the deck roof to house roof. Repairs are recommended.

When reroofing, the surface of the roof should be sloped a minimum of a 1/4" per foot towards the drains. Consult with a qualified roofing contractor for additional information and replacement cost estimates.



4.8 GENERAL COMMENTS
The roof is worn but remains in serviceable condition. With proper maintenance, this roof should remain serviceable for up to 5 more years.

ATTIC

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

5.1 ACCESS
The attic access is located in the bedroom.

5.2 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.

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

An attic fan was installed for whole house ventilation. This fan was not tested.


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

GARAGE

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

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

6.2 OVERHEAD GARAGE DOORS
The garage is fitted with a pair of roll-up doors. There is no automatic garage door opener for the west door. The door must be opened manually.

Safeties are cables run through the center of the garage door springs that prevent broken springs from becoming projectiles that can cause injury. There are no safeties installed. The installation of safeties is recommended.

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

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

The fire resistive barrier between the garage and the living space is properly installed and in good condition, however, there are several holes that are not taped. Consideration should be given to "fire taping" the holes in the drywall as a safety upgrade.

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

ELECTRICAL SYSTEM

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

The following components were inspected:

7.1 ELECTRICAL SYSTEM SPECIFICATIONS
The voltage is 120/240 single phase three wire service. The power is delivered to this building via an underground service lateral. The amperage rating of this service is 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.

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

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

7.4 MAIN DISCONNECT LOCATION
The main disconnect is an integral part of the service panel. The ampacity of the main disconnect is 200 amps.

7.5 SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS
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.

7.6 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.

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

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

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

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

7.11 ALUMINUM WIRING
This 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.

7.12 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.

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

crawlspaces and at exterior receptacles. GFCI protected receptacles were found in the bathrooms, kitchen, garage and exterior.

The GFCI receptacle in the master bedroom bathroom does not reset when a ground fault is introduced. This is caused by a redundant GFCI. The installation of just one GFCI outlet for protection of each circuit is recommended. The reset button for the GFCI protected receptacles in the bathrooms is located in the garage.

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

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

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

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

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:

8.1 GENERAL INFORMATION
Heat is provided by a high efficiency natural gas fired condensing furnace. The furnace is located in the utility room. The furnace was just recently installed. The input rating of the furnace is 60,000 BTU. This BTU rating is typical of a home of this size and age.

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

8.3 AUTOMATIC GAS VALVE
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.

8.4 IGNITION
The furnace uses an electronic spark ignition. This component was functioning as intended.

8.5 BURNERS
The gas burners are properly installed and are functioning as intended.

8.6 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.

8.7 HEAT EXCHANGER

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.

8.8 DRAFT INDUCER
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.

8.9 VENT
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.

8.10 BLOWER
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.

8.11 AIR FILTER
An electronic air filter is used to remove dust. Electronic air filters remove dust and microscopic particles such as smoke and pollen from the air. Microscopic dust particles are forced to adhere to collector plates because of the electric charges imparted by the filter. These filters are typically found on high quality heating systems.

There are typically four removable parts that require cleaning; two prefilters and two electronic filter cartridges. These components should be cleaned once or twice a year. More often in dusty or smoky environments. They can be placed in the dishwasher or soaked in a hot soapy water solution in a laundry sink or bathtub. They should be rinsed and dried before reinstallation.

Most filters have an on and off switch and a test button on the front of the unit. Turn off the switch on the unit for 5-10 minutes before removal of filters. After cleaning and reassembly, the switch should be turned back on and the test button pushed. An arcing sound means the unit is functioning. Testing revealed that the electronic air filter is functional.

8.12 DUCTS
The ducts are constructed out of sheet metal and flex duct. The ducts are properly installed and are performing their intended function.

8.13 THERMOSTAT
The thermostat is properly installed and the unit responded to the basic controls. This is a programmable device with options for automatic temperature settings (up and down). Testing the automatic operations of this thermostat is beyond the scope of this inspection.

8.14 CONDENSATE DRAIN/PUMP
High efficiency furnaces like this one produce condensate water inside the furnace that must be collected and disposed of. A small vessel with an automatic pump is installed to receive the condensate water and pump it to the exterior of the house. This pump is properly installed and is functioning as intended.

8.15 GENERAL COMMENTS
The furnace responded to the thermostats call for heat and all major components were functional. This type of furnace should be serviced annually.

AIR CONDITIONER/ HEAT PUMP

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

Heat pumps are air conditioners designed to operate "in either direction". When heating, air is cooled and exhausted to

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

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

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

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

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

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

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

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

9.4 CONDENSATE PUMP-DRAIN
Air conditioners produce condensate water inside the furnace that must be collected and disposed of. A small vessel with an automatic pump is installed to receive the condensate water and pump it out to the exterior of the house. This pump is properly installed and is functioning as intended.

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

9.6 AIR FILTER
An electronic or electrostatic air filter is used to remove dust. Electronic air filters remove dust and microscopic particles such as smoke and pollen from the air. Microscopic dust particles are forced to adhere to collector plates because of the electric charges imparted by the filter. These filters are typically found on high end heating systems.

There are typically four removable parts that require cleaning; two prefilters and two electronic filter cartridges. These components should be cleaned once of twice a year. More often in dusty or smoky environments. They can be placed in the

dishwasher or soaked in a hot soapy water solution in a laundry tray or bathtub. They should be rinsed and dried before reinstallation.

Most filters have a on and off switch and a test button on the front of the unit. After cleaning and reassembly, the switch should be turned back on and the test button pushed. An arcing sound means the unit is functioning. Testing revealed that the electronic air filter is functional.

9.7 DUCTS
The ducts are constructed from sheet metal and flex duct. The ducts are properly installed and are performing their intended function.

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

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

9.10 GENERAL COMMENTS
Testing of the heat pump in the cooling mode revealed an air temperature differential of approximately 18-20 degrees. This is in the normal range and suggests that the heat pump is functioning as intended. The heat pump was also tested in the heating mode and functioned as intended. This test confirms that the reversing valve is functional.

WATER HEATER

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

10.1 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 5 years old. Water heaters of this type typically last about 10-15 years.

10.2 PRESSURE RELIEF VALVE
The pressure relief valve drain pipe has a reverse slope which traps water in the pipe. This can result in failure of the pressure relief valve. The drain pipe should be reconfigured so that it slopes 1/4" per foot to the drain outlet. If this is not possible or practical, a small (1/16") drain hole can be drilled in the bottom of the pipe at the lowest point.

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

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

10.5 EXPANSION TANK
The expansion tank has an air pocket inside that compresses as the water is heated. It prevents the pressure relief valve from leaking as the water is heated.

The expansion tank is not adequately secured to the wall. This could result in damage to the water pipe and leakage during an earth quake. A seismic restraint should be installed to secure the expansion tank.

10.6 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.

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

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

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

10.10 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.

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

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.

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

KITCHEN

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

11.1 AREA
North.

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

11.3 CABINETS
The finish on the kitchen cabinets is slightly worn. The cabinets are otherwise in good condition.

11.4 FLOORING MATERIAL
The floor is covered with hardwood. The floor is properly installed and is in good condition.

11.5 VENTILATION
Ventilation in the kitchen is provided by a fan built into the bottom of the microwave oven over the stove. The vent is ducted to the exterior. The vent fan is properly installed and is performing its intended function.

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

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

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

11.9 AIR GAP
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 cap protruding on the exterior wall opposite the dishwasher is not drilled. This renders the air gap non-functional. Drilling a 1/4" hole in the end of the cap will restore its function. The remaining visible portions of the Johnson Tee were properly installed and functioning as intended.

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

11.11 OVEN
The oven was tested and was functioning as intended.

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

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

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

11.15 REFRIGERATOR
The refrigerator is functioning as intended.

11.16 RECEPTACLES
There are no GFCI protected receptacles in the kitchen. The installation of GFCI protection is recommended.

BATHROOMS

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

12.1 LOCATION
Upper Floor Hallway.

12.2 BATHTUB
The bathtub is in good condition.

The bathtub is not installed level in accordance with the manufacturer's specifications. This has resulted in water draining off the edge of the bathtub onto the floor. The tub should be leveled or shower doors or splash guards could be installed.

The bathtub drain is slow. We recommend the trap be cleaned of grease, hair and/or sludge etc. and if this does not correct the problem we recommend the lines be "snaked" by a professional sewer cleaning service.

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

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

The grout 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 grout is recommended.

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

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

The drain stop is not operational. It should be repaired or replaced.

12.7 DRAINS, TRAPS AND TRAP ARMS

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

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

The tub spout is not mounted flush to the wall. This can result in leaks. The spout should be made flush to the wall in accordance with industry standards.

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

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

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

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

12.13 RECEPTACLES
The receptacle in this bathroom is loose. This is a potential shock and a fire hazard. All loose receptacles should be repaired as necessary.
BATHROOM

12.14 LOCATION
Master Bedroom.

12.15 SHOWER
The shower walls are properly installed and are in good condition.

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

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

The grout 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 grout is recommended.

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

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

The drain stop is not operational. It should be repaired or replaced.

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

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

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

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

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

12.25 GFCI RECEPTACLES
The GFCI receptacle in this bathroom is redundant and does not trip when a ground fault is introduced. This is caused by a improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.

LAUNDRY ROOM

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

13.1 CABINETS
The finish on the laundry room cabinets is slightly worn. The cabinets are otherwise in good condition.

13.2 COUNTERTOP
The countertop is covered with slab chrystal granite. The counter top is properly installed and in good condition.

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

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

13.5 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.

13.6 SINK
The laundry sink is properly installed and is in good condition.

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

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

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

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

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

PLUMBING SYSTEM

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

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

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

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

14.4 INTERIOR WATER SUPPLY PIPES
The visible portions of the copper water supply pipes are properly installed and functional. Copper is considered one of the most desirable materials for interior supply pipes and is expected to last the lifetime of the building.

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

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

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

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

14.9 HOSE BIBBS AND EXTERIOR SUPPLY PIPES
The 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.

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

14.11 GAS METER
The gas meter is located on the east 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:

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

15.2 FLOORS
Carpet is worn and dirty. Carpet replacement should be considered.

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

The railing ends in the 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.

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

The stairs 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 stairs 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.


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

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

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

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

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.

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

15.8 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.

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

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

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

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

15.9 DOOR BELL

The doorbell was functioning as intended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

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

ENVIRONMENTAL ISSUES

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

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

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

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

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

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

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

People who live in homes that have been "tightened" for maximum energy conservation are most likely to suffer from the

effects of formaldehyde gas. The formaldehyde gas seeps from the walls, furniture, carpet, etc. into the air, building up to high levels in the "tightened" home, which can be irritating, particularly to sensitive people.

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

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

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

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

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

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

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

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

INSULATION

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

18.1 ATTIC INSULATION
The attic is insulated with blown in fiberglass insulation. The approximate R value of this insulation is 19. This provides moderate resistance to heat transfer. Adding additional insulation to achieve an R value of 30 is recommended to reduce heat loss through the ceilings.

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

18.2 VAULTED CEILING
The insulation in the vaulted ceiling was not visible for inspection. Houses of this age typically have 3-1/2" R-11 or 6" R-19 fiberglass batt insulation between the rafters.

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

18.4 FLOOR INSULATION
The floors are insulated with 9" R-21 fiberglass batt insulation. The floor insulation has been properly installed and is in good condition.

18.5 DUCT INSULATION
The duct insulation has been properly installed and is performing its intended function.

STRUCTURE

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

The following components were inspected:

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

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

19.3 MUDSILL
The mudsill is typically a 2x4 or 2x6 member that is laid flat directly on the top of or cast into the top of the foundation wall. The mudsill is usually bolted to the foundation wall and serves as a base for the rest of the floor framing. Most of the mudsill is inaccessible and cannot be evaluated. The visible portions of the mudsill are properly installed and are performing their intended function.

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

19.5 BEAMS AND POSTS
The beams and posts are properly installed and are performing their intended function.

19.6 SHEAR PANELS
Shear panels are plywood or OSB panels that are mechanically fastened to both vertical and horizontal framing members in critical structural areas of the building. They prevent lateral movement of the structure during an earthquake. Shear panels are

often visible in the crawlspace on cripple walls between the first floor and foundation. They may also be installed on interior walls that are covered with drywall. An examination of the crawlspace revealed the absence of shear panels on the cripple walls. The installation of shear panels on the cripple walls is recommended as an upgrade.

19.7 FLOOR JOISTS
The visible portions of the floor joists are properly installed and are performing their intended function.

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

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

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

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

CRAWLSPACE

The crawl space is where some of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. The visible portions of accessible systems and components are examined for proper function, excessive or unusual wear and general state of repair. Some items observed in the crawlspace will be discussed under the individual systems to which they belong. It is not unusual to find occasional moisture and dampness in crawl spaces. However, significant and/or frequent water accumulation can adversely affect the building foundation and support system and creates conditions conducive to various types of wood destroying organisms. We check for signs of excessive moisture and water entry. Unfortunately, water entry is often seasonal and therefore evidence may not be present at the time of the inspection.
The following components were inspected:

20.1 CRAWLSPACE ACCESS
The crawlspace access is located in the utility closet. The crawlspace was entered and all accessible areas were inspected.

20.2 MOISTURE
The soil was damp under the vapor barrier, however, no evidence of water intrusion or standing water problems was observed.

20.3 VENTILATION
The crawlspace is adequately ventilated. Vents should be kept unobstructed and clear of leaves and other organic debris. Screens should be maintained to prevent rodent entry.

20.4 VAPOR RETARDER
The soil under the house is covered with a polyethylene plastic vapor retarder. This component is typically referred to as a "vapor barrier". While not a true vapor barrier, it does reduce the transmission of water vapor from the soil to the air. The vapor retarder is properly installed and is performing its intended function. The vapor retarder should be maintained so that it covers at least 85% of the entire surface of the soil.

20.5 PEST CONTROL
There is evidence of rodent activity in the crawlspace. The first step in eliminating rodents from the crawlspace is to seal all possible entry points using wire mesh, caulking, wood, stainless steel wool, aerosol foam or mortar. Careful work sealing cracks, holes, gaps, and covering ground water drain inlets will discourage rodent activity. Once this work is completed, snap traps baited with peanut butter should be installed and monitored. The absence of rodents in the traps typically means that the rodents have been excluded from the area.

Cellulose forms were left in place on the pier footings. This cellulose is conducive to the infestation of various wood destroying organisms. The removal of the cellulose is recommended.

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

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

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

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

Good building practice requires that foundation walls or pier footings supporting wood frame construction, should extend at least 8" above the finish grade with at least a 6" clearance between the top of the soil and the bottom of the wood finish materials. Untreated wood should be raised 1-2" above surrounding flatwork and should have a moisture barrier such as 30 lb. asphalt impregnated felt installed between the concrete and wood. For additional information and treatment options, you should retain the services of a qualified pest control operator.