



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____
between _____ (“Buyer”)
and Jonathan Dahlke and Melanie Muradian (“Seller”)
concerning 13828 174th Place NE, Redmond WA 98052 (“the Property”).

Seller has given or is giving Buyer a copy of an Inspection Report dated 10/08/2019 concerning the Property. The Inspection Report is 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 was procured by Seller and is provided for informational and disclosure purposes only. It is not intended to constitute a warranty, either express or implied, about the condition of the Property. Buyer is advised to procure their own inspection from a professional inspector chosen by Buyer or hire the inspector that prepared the Inspection Report. Buyer has the opportunity to inspect the Property to Buyer’s satisfaction.

Seller DATE

Seller DATE

Buyer’s Acknowledgment of Receipt

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

Buyer DATE

Buyer DATE

SELLERS' RESPONSES TO ACTION ITEMS, SIGNIFICANT DEFECTS AND/OR HEALTH AND SAFETY ISSUES IDENTIFIED IN 10/08/19 INSPECTION REPORT

Melanie Muradian and Jonathan Dahlke
13828 174th Place NE
Redmond, WA 98052

2.4 DRIVEWAY

Potential trip hazards – The offending wood expansion gap filler was removed to minimize the tripping hazard. Refilling the expansion gap will be completed if requested in the Purchase and Sales Agreement.

3.7 DECK RAILINGS

The spacing between the balusters is too wide - minor variance, exercise caution if small children are present.

3.8 DECK STAIRS

Non-conforming stair step rise – minor variance, exercise caution.

3.10 PORCH RAILING

The spacing between the balusters is too wide - minor variance, exercise caution if small children are present.

4.7 ROOF MAINTENANCE

This work was completed on 10/11/19. Rick A. Roach, Roofing Maintenance Contractor blew off the surface with a high volume low pressure hose to remove all moss and organic debris as well as applied a treatment to the surface to improve appearance and increase life expectancy of the roof.

All trees that were contacting the roof have been trimmed back.

6.2 OVERHEAD GARAGE DOORS

No safety cables in garage door springs – the garage door springs are in good working condition and under normal use should not pose a safety risk.

6.3 FIRE SEPARATION

Voids in the fire resistive barrier. Patching the voids with a fire retardant caulk is recommended- the missing drywall and voids have all been properly patched with drywall and fire retardant caulk.

6.4 PASSAGE DOOR

Self-closing hinge is disabled - the spring hinge has been reenabled.

7.3 SERVICE PANEL LOCATION

The trim and bench should be removed so that there is a 30" wide by 36" deep by 7' tall clearance in front of the panel - to be corrected before closing.

7.10 RECEPTACLES

The cover plate is damaged at the exterior receptacle. The installation of a weather tight cover plate is recommended - The exterior receptacle cover plate has been replaced.

Loose receptacles throughout the home - all loose receptacles identified by the inspector have been tightened.

Cover plates are missing from numerous receptacles. These were removed for interior painting. They have now been installed on all receptacles.

7.11 GFCI RECEPTACLES

The installation of additional GFCI protection in the garage, kitchen, and exterior receptacles is recommended - GFCI outlets have been installed on all garage, kitchen and exterior circuits.

The GFCI receptacle in the hallway bathroom did not reset when a ground fault was introduced - the GFCI wouldn't reset because there was another GFCI on the same circuit located in the garage. The redundant GFCI was replaced with a standard outlet.

7.14 SWITCHES

"Mystery switch" labels - the mystery switch is no longer connected to anything, it has been removed.

11.3 ON-DEMAND WATER HEATER PRESSURE RELIEF VALVE

The pressure relief valve lacks a drain pipe. The installation of a 3/4" copper, CPVC plastic or galvanized steel drain pipe is recommended. Running the pipe straight down to the floor is recommended.

The pressure relief valve is damaged. The pressure relief valve should be reconfigured so that it allows for the relief valves proper operation

This water heater was installed only a few months ago by Wallner Plumbing Inc. They will be contacted and the recommendations addressed, if requested in the Purchase and Sales Agreement.

12.8 AIR GAP

The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap is recommended, however the dishwasher functions perfectly - no action to be taken.

13.6 MASTER BEDROOM BATHROOM SINK

There was no sink installed at the time of inspection. This was part of planned renovations. The sink has now been installed.

13.7 CABINETS

A bathroom cabinet was not installed at the time of inspection. This was part of planned renovations. The cabinet has now been installed.

13.14 TOILET

The laundry room toilet has been tightened.

15.11 GAS PIPING

The gas pipes in front of the furnace and water heater are not protected by a bumper stop, however there is sufficient space. No action to be taken - please exercise caution.

16.2 STAIRS

The railing ends in the stairwell does not return to the wall. The installation of a continuous handrail is considered a safety upgrade. No action to be taken, exercise caution.

16.7 WINDOWS

There is condensation or mineral deposits between the panes of glass in some of the insulated glass windows. Most of the windows in the home have been replaced. Some windows, like the laundry room, were in the back of the house on the lower level and were not replaced. No action to be taken.

16.8 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.

A new combination smoke detector and CO detector has been installed, has new batteries and is functioning properly - no additional smoke detectors to be installed.

17.1 METAL FIREPLACES

The fireplace in the living room is controlled by the thermostat on the opposite wall. This fireplace was cleaned and serviced by Alexander's Heating on 10/09/19 and is in good working condition.

The lower floor fireplace is controlled by the thermostat on the adjacent wall. This fireplace was cleaned and serviced by Alexander's Heating on 10/09/19 and is in good working condition.

The gas supply for the fireplace is located on the wall or floor adjacent to the hearth. The key that turns on this valve was placed in view for the inspection and is now carefully stored out of reach of children.

17.2 GLASS DOORS

The glass cover was repaired by Alexander's Heating on 10/09/19.

NOTE: Inspection findings in the Maintenance Items and/or Components Nearing the End of Their Service Life are not addressed in this document.

October 8, 2019

Mr. Jon Dahlke & Ms. Melanie Muradian
13828 174th Pl. NE
Redmond, WA.

Re: 13828 174th Pl. NE
Redmond, WA.

Dear Jon & Melanie;

At your request, a visual inspection of the above referenced property was conducted on 10/08/2019. 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 its 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

2.4 DRIVEWAY

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

3.7 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.



3.8 STAIRS

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.



3.10 PORCH RAILING

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 porch railing is recommended if small children are present.



ROOF

4.7 MAINTENANCE AND REPAIRS

The roof is in need of routine maintenance. The surface should be blown off or washed with a high volume low pressure garden hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase the life expectancy of the roof.



GARAGE

ATTACHED GARAGE

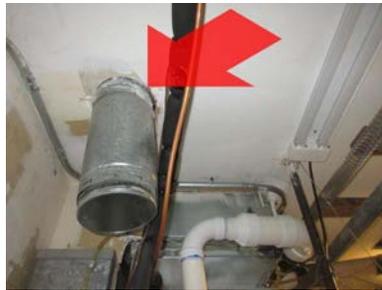
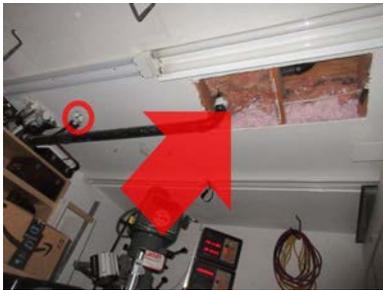
6.2 OVERHEAD GARAGE DOORS

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.



6.3 FIRE SEPARATION

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



6.4 PASSAGE DOOR

The self closing hinge has been disabled and therefore the door is no longer part of the fire rated assembly between the living space and garage. Resetting the self closing hinge spring is recommended.

ELECTRICAL SYSTEM

7.3 SERVICE PANEL LOCATION

Access to the electrical panel is blocked by a work bench. Benches should be removed or modified so that there is a 30" wide by 36" deep by 7' tall clearance in front of the panel.



7.10 RECEPTACLES

The cover plate is damaged at the exterior receptacle. This is a shock and fire hazard. The installation of a weather tight cover plate is recommended.

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

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



7.11 GFCI RECEPTACLES

The installation of additional GFCI protection in the garage, kitchen and exterior receptacles is recommended.

The GFCI receptacle in the hallway bathroom did not reset when a ground fault was introduced. This is caused by an improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.

7.14 SWITCHES

One or more "mystery switches" (switches whose function could not be determined) were observed at several locations. We suggest inquiry of the owner as to the purpose of these switches.

ON-DEMAND WATER HEATER

11.3 PRESSURE RELIEF VALVE

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

The pressure relief valve is damaged. This can result in failure of the pressure relief valve. The pressure relief valve should be reconfigured so that it allows for the relief valves proper operation.



KITCHEN

12.8 AIR GAP

The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap is recommended.



BATHROOMS

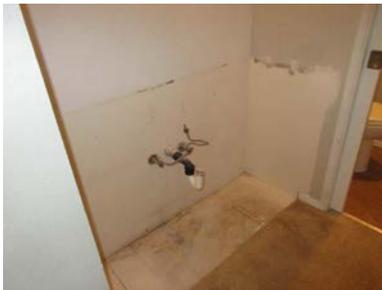
MASTER BEDROOM BATHROOM

13.6 SINK

There was no sink installed at the time of the inspection.

13.7 CABINETS

A bathroom cabinet was not installed at the time of the inspection.



LAUNDRY ROOM BATHROOM

13.14 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.

PLUMBING SYSTEM

15.11 GAS PIPING

The gas pipes in front of the furnace and water heater are not protected by a bumper stop. A vertical steel pipe, bolted to the floor, is typically installed in front of the water heater to prevent a car bumper from damaging the gas lines.



INTERIOR

16.2 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.



16.7 WINDOWS

There is condensation or mineral deposits between the panes of glass in several of the insulated glass windows. This indicates failed seals. The glass assemblies should be replaced, which is the only method for correcting this deficiency.



16.8 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.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

17.1 METAL FIREPLACES

The pilot light was not working and the direct vent fireplace in the living room was not tested. The operation of the gas appliance was not verified.

The controls for the lower floor fireplace were not found and the fireplace was not tested. The operation of the gas appliance was not verified.

The gas supply for the fireplace's is located on the wall or floor adjacent to the hearth. The key that turns on this valve should be kept out of the reach of children.



17.2 GLASS DOORS

The glass cover is not secured in place. The glass cover should be repaired or replaced as necessary.

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

2.3 VEGETATION

Trees are touching the building on the east side. Low hanging tree branches can damage the roof, gutters, siding, doors and/or windows. Tree branches should be trimmed back where necessary.



2.5 PATIO

The proximity of the decking over the patio prevented an inspection of the patio. The patio has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by pressure grouting the sunken portion of the walkway or by removing and replacing it.

BUILDING EXTERIOR

3.4 GUTTERS AND DOWNSPOUTS

There is a build-up of organic debris on top of the gutters. Proper maintenance of gutters and downspouts is essential and should be performed routinely in order to prevent water damage. Failure to clean off the tops of the gutters will result in water saturation at the roofs edge and leakage into the soffits. Gutters can also be damaged under the weight of the organic matter on top of the gutters. Gutters should be cleaned as necessary to maintain a free flow of water into the downspouts.

ROOF

4.4 CHIMNEYS

The chase cover for the fireplace is concave and holds water. This has resulted in corrosion of the sheet metal. When rust holes form the cover will begin to leak. Chase cover replacement is recommended. The

new chase cover should be sloped for drainage.



4.5 GAS APPLIANCE VENTS

The gas appliance vent is corroded above the roof line. Cleaning and painting the vent will prolong its service life.



The storm collar is not sealed. This is allowing leakage to occur. Sealing the storm collar is recommended.



BATHROOMS

MASTER BEDROOM BATHROOM

13.4 FLOORING MATERIAL

The caulking is deteriorated at the intersection between the shower and floor. This can lead to water damage to the flooring and substrate. Recaulking this area is recommended.

LAUNDRY ROOM BATHROOM

13.15 SINK

The sink does not have an overflow. Caution when filling the sink is advised to prevent flooding.

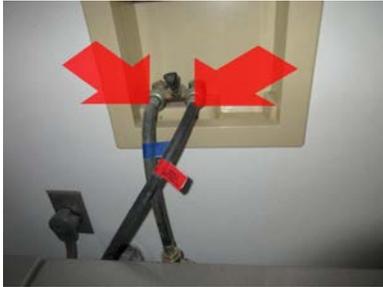
13.19 COUNTERTOP

The backsplash is missing. The installation of a backsplash is recommended.

LAUNDRY ROOM

14.1 APPLIANCES

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



PLUMBING SYSTEM

15.10 HOSE BIBBS AND EXTERIOR SUPPLY PIPES

The lower hose bibb is 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 bibb was tested and were functioning as intended.

The higher hose bibb is the old style that must be protected during freezing weather. This can be accomplished either by installing a foam cap over the bibb or by shutting off the water supply at the indoor gate valve opposite the bibb and then opening the bibb to allow the water to drain out.

INTERIOR

16.1 GENERAL COMMENTS

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

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

**13828 174th Pl. NE
Redmond, WA**

October 8, 2019

Prepared for: Jon & Melanie Dahlke & Muradian

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

Inspection Table of Contents

GENERAL INFORMATION	4
BUILDING SITE	6
BUILDING EXTERIOR	8
ROOF	10
ATTIC	12
GARAGE	13
ELECTRICAL SYSTEM	14
ELECTRIC HEATING	16
HEATING SYSTEM	16
AIR CONDITIONER/ HEAT PUMP	17
ON-DEMAND WATER HEATER	19
KITCHEN	20
BATHROOMS	21
LAUNDRY ROOM	24
PLUMBING SYSTEM	24
INTERIOR	26
FIREPLACES, WOOD STOVES AND SPACE HEATERS	27
ENVIRONMENTAL ISSUES	28
INSULATION	30
STRUCTURE	30

10/11/2019

**Mr. & Mrs. Jon & Melanie Dahlke & Muradian
13828 174th PI. NE
Woodinville,WA**

Dear Jon & Melanie,

Thank you for inviting 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;

13828 174th PI. 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

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

1.1 DATE OF INSPECTION:

10/8/2019.

1.2 INSPECTOR'S NAME:

Terry Clark.

1.3 CLIENT NAME:

Mr. Jon Dahlke & Ms. Melanie Muradian.

1.4 MAILING ADDRESS:

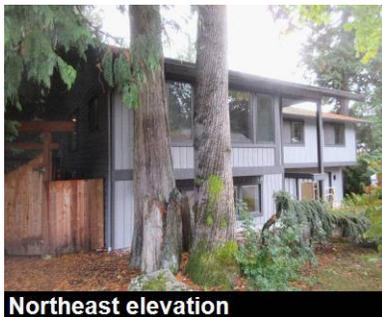
13828 174th Pl. NE
Redmond WA.

1.5 CLIENT E-MAIL ADDRESS

jonahike@gmail.com; melmuradian@gmail.com.

1.6 ADDRESS OF PROPERTY INSPECTED

13828 174th Pl. NE
Redmond WA.



Northeast elevation

CLIMATIC CONDITIONS:

1.7 WEATHER:

Overcast. Rain Showers.

1.8 APPROXIMATE OUTSIDE TEMPERATURE:

43 degrees.

BUILDING CHARACTERISTICS:

1.9 MAIN ENTRY FACES:

North.

1.10 ESTIMATED AGE OF BUILDING:

The building is approximately 37 years old.

1.11 BUILDING TYPE:

Two story, split-entry, single family residence.

1.12 SPACE BELOW GRADE:

Slab on grade, Ground floor living area & Garage.

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.

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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.

Trees are touching the building on the east side. Low hanging tree branches can damage the roof, gutters, siding, doors and/or windows. Tree branches should be trimmed back where necessary.



2.4 DRIVEWAY

The driveway is paved with concrete. There are minor shrinkage cracks visible in the concrete. Shrinkage 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 proximity of the decking over the patio prevented an inspection of the patio. The patio has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by pressure grouting the sunken portion of the walkway or by removing and replacing it.



2.6 WALKWAY

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

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

2.7 FENCES AND GATES

The fences are properly installed and are performing their 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.

3.2 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.

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

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

- × Good construction practices which exclude water and prevent high moisture conditions.
- × Removal of wood debris and form wood from the crawlspace and around the house 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 house exterior or crawlspace, unless that wood is pressure treated. For the greatest safety to permanent structures there should be no soil to wood contact of any kind. Untreated wood in direct contact with exterior flatwork should also be avoided.

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

3.3 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.

3.4 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. Gutters should be cleaned regularly to prevent clogging and overflow.

There is a build-up of organic debris on top of the gutters. Proper maintenance of gutters and downspouts is essential and should be performed routinely in order to prevent water damage. Failure to clean off the tops of the gutters will result in water saturation at the roofs edge and leakage into the soffits. Gutters can also be damaged under the weight of the organic matter on top of the gutters. Gutters should be cleaned as necessary to maintain a free flow of water into the downspouts.

3.5 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.

3.6 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 repellent 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.

3.7 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.



3.8 STAIRS

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.



3.9 PORCH

The front porch is in good condition.

3.10 PORCH RAILING

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 porch railing is recommended if small children are present.



3.11 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 15 years old.

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 portion of the metal, factory-built chimney is properly installed and in good condition.

The chase cover for the fireplace is concave and holds water. This has resulted in corrosion of the sheet metal. When rust holes form the cover will begin to leak. Chase cover replacement is recommended. The new chase cover should be sloped for drainage.



4.5 GAS APPLIANCE VENTS

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

The gas appliance vent is corroded above the roof line. Cleaning and painting the vent will prolong its service life.

The storm collar is not sealed. This is allowing leakage to occur. Sealing the storm collar is recommended.



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.

4.7 MAINTENANCE AND REPAIRS

The roof is in need of routine maintenance. The surface should be blown off or washed with a high volume low pressure garden hose to remove moss and organic debris. Performing this maintenance will improve the appearance and increase

the life expectancy of the roof.



4.8 GENERAL COMMENTS

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

ATTIC

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

The following components were inspected:

5.1 ACCESS

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

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

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

The visible portions of the air ducts for the bathroom fans are properly installed and are performing their intended function.

5.4 PEST CONTROL

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

activity.

GARAGE

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

ATTACHED GARAGE - The following components were inspected:

6.1 GARAGE FLOOR

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

6.2 OVERHEAD GARAGE DOORS

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

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 FIRE SEPARATION

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



6.4 PASSAGE DOOR

The self closing hinge has been disabled and therefore the door is no longer part of the fire rated assembly between the living space and garage. Resetting the self closing hinge spring is recommended.

6.5 RECEPTACLES

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

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. 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.

Access to the electrical panel is blocked by a work bench. Benches should be removed or modified so that there is a 30" wide by 36" deep by 7' tall clearance in front of the panel.



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. Some of the circuits are not labeled. Each circuit breaker should be labeled to allow servicing and repair of electrical circuits and equipment without having to shut off

power to all electrical circuits. The services of a qualified electrician should be retained to perform this service.

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 RECEPTACLES

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

The cover plate is damaged at the exterior receptacle. This is a shock and fire hazard. The installation of a weather tight cover plate is recommended.

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

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



7.12 GFCI RECEPTACLES

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

The installation of additional GFCI protection in the garage, kitchen and exterior receptacles is recommended.

The GFCI receptacle in the hallway bathroom did not reset when a ground fault was introduced. This is caused by an improperly wired or defective GFCI. Repair or replacement of this GFCI is recommended.

7.13 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.

7.14 LIGHTS

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

7.15 SWITCHES

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

One or more "mystery switches" (switches whose function could not be determined) were observed at several locations. We suggest inquiry of the owner as to the purpose of these switches.

ELECTRIC HEATING

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

ELECTRIC HEATING - The following components were inspected:

8.1 ELECTRIC FAN ASSISTED WALL HEATERS

An electric wall heater is used for space heating in the lower northeast room. These heaters have small fans in them to circulate the air over an electric heating element. The heater was inspected and tested. The heater is properly installed and is functional.

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

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:

9.1 GENERAL INFORMATION

Heat is provided by a high efficiency natural gas fired condensing furnace. The furnace is located in the garage. The furnace is approximately 9 years old. The input rating of the furnace is 100,000 BTU. This BTU rating is typical of a home of this size and age.

9.2 GAS PIPING

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

9.3 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.

9.4 IGNITION

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

9.5 BURNERS

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

9.6 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.

9.7 ELEVATION ABOVE GARAGE FLOOR

The burners in the furnace are elevated at least 18" above the garage floor in accordance with industry standards. This elevation prevents ignition of gasoline fumes that might leak from cars, lawn mowers, gas cans, etc.

9.8 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.

9.9 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.

9.10 VENT

The PVC plastic vent pipe for the condensing furnace is properly installed and is functioning as intended.

9.11 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.

9.12 AIR FILTER

The air filter is located in the return air plenum adjacent to the furnace. The air filter should be cleaned or replaced at least 2-3 times during the heating season.

9.13 DUCTS

The ductwork was inaccessible and was not inspected except to determine that air flow was adequate at the accessible registers.

9.14 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.

9.15 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.

9.16 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.:

10.1 GENERAL INFORMATION

Unit Type - Air Conditioner, Age - The air conditioner was just recently installed, Location of condenser - The condenser is located on the west side of the house.

10.2 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.

10.3 REFRIGERANT LINES

The accessible refrigerant lines appear to be in good condition.

10.4 CONDENSATE PUMP

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.

10.5 AIR HANDLER

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

10.6 BLOWER

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

10.7 AIR FILTER

The air filter(s) is located in the return air plenum adjacent to the furnace. The air filter(s) should be cleaned or replaced at least 2-3 times during the heating season.

10.8 DUCTS

The ductwork was inaccessible and was not inspected except to determine that air flow was adequate at the accessible registers.

10.9 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.

10.10 ELECTRICAL DISCONNECT

An electrical disconnect is installed in back of the condenser.

10.11 GENERAL COMMENTS

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

ON-DEMAND WATER HEATER

The following components were inspected:

11.1 LOCATION OF UNIT

The water heating unit is located in the garage.

11.2 FUEL,CAP,AGE,RECOVERY

The direct vent automatic instantaneous hot water heating unit fuel is natural gas. The input rating of the burner is approximately 199,900 BTU. The recovery rating is 301gph. The water heating unit is approximately 5 years old.

11.3 PRESSURE RELIEF VALVE

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

The pressure relief valve is damaged. This can result in failure of the pressure relief valve. The pressure relief valve should be reconfigured so that it allows for the relief valves proper operation.



11.4 SHUTOFF VALVE

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

11.5 WATER CONNECTIONS AT UNIT

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

11.6 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.

11.7 BURNER

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

11.8 GAS PIPING

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

11.9 VENT

The PVC plastic vent pipe for the water heater is properly installed and is functioning as intended.

11.10 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.

11.11 ELEVATION ABOVE GARAGE FLOOR

The burner of the water heating system is elevated at least 18" above the garage floor in accordance with industry standards. This elevation prevents ignition of gasoline fumes that might leak from cars, lawn mowers, gas cans, etc.

11.12 GENERAL COMMENTS

The direct vent automatic instantaneous water heating unit is properly installed and is performing its intended function with exceptions noted above.

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:

12.1 COUNTERTOPS

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

12.2 CABINETS

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

12.3 FLOORING MATERIAL

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

12.4 VENTILATION

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

12.5 SINK FAUCET

The sink faucet is properly installed and is in good condition.

12.6 SINK

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

12.7 DRAINS, TRAPS AND TRAP ARMS

The sink drain is properly installed and is performing its intended function.

12.8 AIR GAP

The dishwasher drain lacks an air gap. The dishwasher will function without one, but there is a risk of contamination of the inside of the dishwasher by waste water. The installation of an air gap is recommended.



12.9 RANGE

The range was tested and was functioning as intended.

12.10 OVEN

The oven was tested and was functioning as intended.

12.11 DISHWASHER

The dishwasher was tested and was functioning as intended.

12.12 GARBAGE DISPOSAL

The garbage disposal was tested and was functioning as intended.

12.13 REFRIGERATOR

The refrigerator is functioning as intended.

12.14 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

13.1 LOCATION

Master Bedroom.

13.2 SHOWER

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

13.3 GLASS ENCLOSURE

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

13.4 FLOORING MATERIAL

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

The caulking is deteriorated at the intersection between the shower and floor. This can lead to water damage to the flooring and substrate. Recaulking this area is recommended.



13.5 TOILET

The toilet was flushed and was functioning as intended.

13.6 SINK

There was no sink installed at the time of the inspection.

13.7 CABINETS

A bathroom cabinet was not installed at the time of the inspection.



13.8 VENTILATION

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

13.9 GFCI RECEPTACLES

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

BATHROOM

13.10 LOCATION

Laundry Room.

13.11 SHOWER

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

The shower pan was tested by filling it with water and letting it stand for 20 minutes. There was no evidence of leakage underneath.

13.12 GLASS ENCLOSURE

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

13.13 FLOORING MATERIAL

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

13.14 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.

13.15 SINK

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

The sink does not have an overflow. Caution when filling the sink is advised to prevent flooding.

13.16 DRAINS, TRAPS AND TRAP ARMS

The sink drain is properly installed and is performing its intended function.

13.17 FAUCET FIXTURES

The faucet fixture was tested and was functioning as intended.

13.18 CABINETS

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

13.19 COUNTERTOP

The backsplash is missing. The installation of a backsplash is recommended.

13.20 VENTILATION

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

13.21 GFCI RECEPTACLES

There are no GFCI protected receptacles in this bathroom. The installation of GFCI protection is recommended.

BATHROOM**13.22 LOCATION**

Hallway.

13.23 BATHTUB

The bathtub is properly installed and is in good condition.

13.24 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.

13.25 FLOORING MATERIAL

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

13.26 TOILET

The toilet was flushed and was functioning as intended.

13.27 SINK

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

13.28 DRAINS, TRAPS AND TRAP ARMS

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

13.29 FAUCET FIXTURES

The faucet fixtures were tested and were functioning as intended.

13.30 CABINETS

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

13.31 COUNTERTOP

The countertop is a manufactured acrylic material. The countertop is properly installed and in good condition.

13.32 VENTILATION

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

13.33 GFCI RECEPTACLES

GFCI protected receptacles were found in this bathroom.

LAUNDRY ROOM

Appliances are tested when present and when circumstances allow.

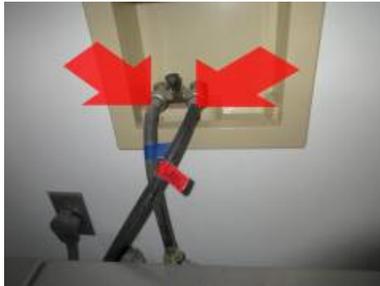
The following components were inspected:

14.1 APPLIANCES

The hookups for the washer are properly installed and in serviceable condition. The washer itself was not tested.

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

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



14.2 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:

15.1 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.

15.2 MAIN WATER SHUTOFF VALVE

The main water supply shutoff valve is located in the garage. It was tested and was functional.

15.3 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.

15.4 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.

15.5 WATER PRESSURE

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

15.6 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".

15.7 SEWER LINE

The main sewer line is buried underground and was not visible for inspection. If you have concerns regarding the condition of the buried waste line(s) the services of a 'sewer line inspection service' is likely to determine the condition of the buried waste lines.

15.8 VENT PIPES

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

15.9 FAUCET FIXTURES

All faucet fixtures were tested and were functioning as intended.

15.10 HOSE BIBBS AND EXTERIOR SUPPLY PIPES

The lower hose bibb is 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 bibb was tested and were functioning as intended.

The higher hose bibb is the old style that must be protected during freezing weather. This can be accomplished either by installing a foam cap over the bibb or by shutting off the water supply at the indoor gate valve opposite the bibb and then opening the bibb to allow the water to drain out.



15.11 GAS PIPING

The gas pipes in front of the furnace and water heater are not protected by a bumper stop. A vertical steel pipe, bolted to the floor, is typically installed in front of the water heater to prevent a car bumper from damaging the gas lines.



15.12 GAS METER

The gas meter is located on the west 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:

16.1 GENERAL COMMENTS

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

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

16.2 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.



16.3 GUARD RAILINGS

The guard railing is properly installed and is functioning as intended.

16.4 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.

16.5 DOORS

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

16.6 CLOSET DOORS

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

16.7 WINDOWS

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

There is condensation or mineral deposits between the panes of glass in several of the insulated glass windows. This indicates failed seals. The glass assemblies should be replaced, which is the only method for correcting this deficiency.



16.8 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.

16.9 DOOR BELL

The doorbell was functioning as intended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

17.1 METAL FIREPLACES

The pilot light was not working and the direct vent fireplace in the living room was not tested. The operation of the gas appliance was not verified.

The controls for the lower floor fireplace were not found and the fireplace was not tested. The operation of the gas appliance was not verified.

The gas supply for the fireplace's is located on the wall or floor adjacent to the hearth. The key that turns on this valve should be kept out of the reach of children.



17.2 GLASS DOORS

The glass cover is not secured in place. The glass cover should be repaired or replaced as necessary.



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:

18.1 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).

18.2 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.

18.3 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:

19.1 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.

19.2 WALL INSULATION

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

STRUCTURE

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

The following components were inspected:

20.1 GENERAL INFORMATION

The lower floor is a concrete slab. The upper floors are 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 manufactured trusses. The roof sheathing is plywood installed over a layer of open sheathing.

20.2 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.

20.3 MUDDSILL

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

20.4 ANCHOR BOLTS

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

20.5 FLOOR JOISTS

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

20.6 SUBFLOORING

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

20.7 WALLS

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

20.8 ROOF STRUCTURE

The roof structure is constructed from factory-built, engineered trusses. The trusses are installed in a manner consistent with buildings of this type and are performing their intended function. No defects or deficiencies were observed.

20.9 ROOF SHEATHING

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