




NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT


The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ ("Buyer") and **Drew Groshong** **Jamie Groshong** ("Seller") concerning **13216 46th Pl W Mukilteo WA 98275** ("the Property").

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

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

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

 Drew Groshong 04/25/23
Seller DATE

 Jamie Groshong 04/25/23
Seller DATE

Buyer's Acknowledgment of Receipt

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

Buyer DATE

Buyer DATE

April 28, 2023

Mr. & Mrs. Drew & Jamie Groshong
13216 46th Place West
Mukilteo, WA.

Re: 13216 46th Place West
Mukilteo, WA.

Dear Drew & Jamie;

At your request, a visual inspection of the above referenced property was conducted on 04/27/2023. We have inspected the major structural components, plumbing, heating and electrical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

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

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

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

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

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

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

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

REPORT SUMMARY

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

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

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

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

Please Read entire report

BUILDING SITE

STEPS

There is no guardrail along the steps. This is a hazard. The installation of a guardrail along the steps is recommended.



BUILDING EXTERIOR

PAINT

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

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.



STAIRS

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



ATTIC

ACCESS

There is no access to the attic area over the kitchen and living room. The installation of an attic access under the highest point of the roof is recommended for inspection and servicing of components in the attic. Defects or deficiencies may exist in inaccessible areas.

The attic area over the garage is accessible via a retractable fold down ladder in the garage. The ladder was tested and was found in need of repairs and adjustments. Caution should be used when using this ladder.

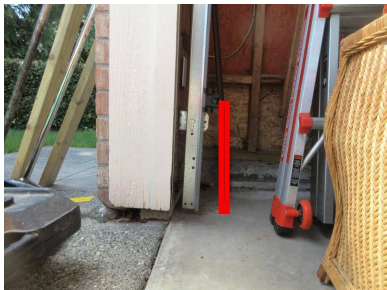


GARAGE

ATTACHED GARAGE

GARAGE DOOR OPENER

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



FIRE SEPARATION

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



ELECTRICAL SYSTEM

UNDERGROUND SERVICE LATERAL

The electrical feed PVC coming out of the ground is separated from the meter housing. We recommend calling the power company and asking them to check and see if the settlement is causing downward tension on the conductor terminations in the meter base that could break the lugs.



SERVICE PANEL

There are openings in the panel box where knock-outs have been removed. Missing knock-outs should be replaced with snap in metal plugs.

The circuits are labeled. The accuracy of the labeling was not verified. Do not assume the labeled circuit is off unless it has been checked with a voltage tester.



Observed within the panel



View from above

RECEPTACLES

Testing revealed open grounds (ungrounded receptacles) in the bar sink area. Open grounds are a potential hazard and could damage some electronic equipment. All receptacles with open grounds should be repaired in accordance with applicable electrical codes.



WATER HEATER

EXPANSION TANK

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



ELEVATION ABOVE GARAGE FLOOR

The water heater is not elevated above the garage floor in accordance with industry standards. This is a hazard. Elevating the water heater so that the burner is at least 18" above the garage floor prevents ignition of gasoline fumes.

GENERAL COMMENTS

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

KITCHEN

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 above the flood rim of the sink is recommended.



BATHROOMS

MAIN FLOOR POWDER ROOM

TOILET

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

UPPER FLOOR HALLWAY BATHROOM

TOILET

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

VENTILATION

Ventilation in this bathroom is provided by a ceiling fan. This fan runs continuously. The fan should be repaired or replaced.

PRIMARY BEDROOM BATHROOM

SHOWER

Grout is missing from between some of the wall tiles. This can allow water to enter through the tile and can damage the walls. Regrouting the wall tile is recommended.



TOILET

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

FAUCET FIXTURES

The hot and cold supply lines are reversed at the tub faucet. This can cause scalding. Repairs are recommended. Most cartridge faucets can be disassembled, the cartridge rotated 180 degrees and then reassembled. This will correct the deficiency. Supply tubes must be reversed in dual handled faucets.

LAUNDRY ROOM

APPLIANCES

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

PLUMBING SYSTEM

MAIN WATER SHUTOFF VALVE

The location of the main water shutoff valve was not determined. You should query the seller as to the location of the valve.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

METAL FIREPLACES

The pilot light was working however the flame did no respond to the wall switch in the family room. This direct vent fireplace was not tested. The operation of the gas appliance was not verified.

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.

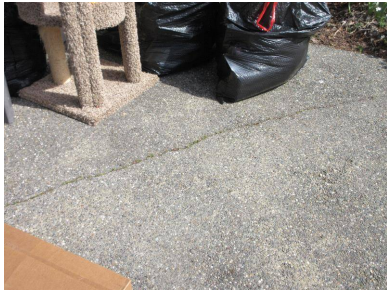
BUILDING SITE

DRIVEWAY

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



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



WALKWAY

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



BUILDING EXTERIOR

SOFFITS AND OVERHANGS

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



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



The beams that stick out beyond the drip edge of the roof are vulnerable to rot damage. They should be covered with a metal cap flashing or cut off flush with the edge of the overhang.



GUTTERS AND DOWNSPOUTS

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



The gutters are leaking at the miter joints. The miter joints should be cleaned and sealed with "Gutter Seal" or a similar type gutter joint sealant.



DECK

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



ROOF

FLASHINGS

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



BATHROOMS

LOWER FLOOR BATHROOM

SINK

The overflow portion of the sink drain is rusted. This will cause the sink to leak. Replacement of the sink is recommended.



COUNTERTOP

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

VENTILATION

The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quiet operation.

UPPER FLOOR BATHROOM

GLASS ENCLOSURE

The glass enclosure has been leaking at the lower corners. No damage was visible, but resealing or repairing the enclosure is recommended as preventive maintenance.



SINK

The drain stops are not operational. They should be repaired or replaced.

COUNTERTOP

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

PRIMARY BEDROOM BATHROOM

FLOORING MATERIAL

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

COUNTERTOP

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

LAUNDRY ROOM
DRYER VENT



The washer would not respond to its control panel. Repairs are recommended.



PLUMBING SYSTEM
WATER PRESSURE

The water pressure at 90 PSI is excessive. The normal range is 30-80 PSI. High water pressure can result in leaking valves, detached supply tubes, water hammer and is hard on solenoid valves. Consideration should be given to the installation of a pressure reduction valve.

INTERIOR
COUNTERTOP

The backsplash is not caulked. This allows water to enter the gap between the back splash and counter and it is difficult to clean. Caulking should be installed at this location.

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