Windermere
REAL ESTATE

NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____ between _____ ("Buyer") and **Richard Van Winkle** **Rachel Van Winkle** ("Seller") concerning **13506 174th Ave NE** **Redmond** **WA 98052** ("the Property").

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

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

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

Authentisign
Richard Van Winkle
3/25/2021 8:59:51 PM PDT
03/25/2021
Seller DATE

Authentisign
Rachel Van Winkle
3/25/2021 7:00:39 PM PDT
03/25/2021
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

Rich and Rachel Van Winkle

13506 174th Ave NE

Redmond, WA 98052

Per the seller, the following items listed on the pre-sale inspection summary dated March 25th, 2021, are being corrected by the seller as part of preparation for sale in good faith.

The following actions items have been completed by seller as of April 10th, 2021:

6.3 – Garage Door Opener – adjusted photo-eye beam per recommendation

6.4 – Voids in the fire barrier have been corrected

7.8 – Completed service panel recommendations

7.12 – Secured receptacle and installed cover plate

8.10 – Clearance to B vent have been corrected

8.13 – Replaced heating ducks in crawlspace and secured in accordance to code

9.5, 9.11, 9.13 – Installed new water heater which addresses the recommendations in these sections

11.8 – Caulked back splash in main floor bathroom

11.16 – Fixed drain stop in master bedroom bath

12.2 – Caulked countertop and wall intersection

14.7 – Fixed lift assist in laundry room window

17.3 – Reinstalled and secured fallen insulation

19.5 – We had pest inspector come check and they found no evidence of rodent activity. They provided letter stating that the whatever was seen by the inspector was so minimal and so old it should have never been referenced on our inspection report.

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

4.5 – Seller will install a new roof using Malarkey Highlander AR shingles (or comparable quality roofing) by closing.

Willards Pest Control Co dba NNWC
13609 NE 126 Place Suit 150
Kirkland, WA 98034
(425) 820-1980

Invoice

13506 174th Ave NE

INVOICE NO. **355489**

ACCOUNT NUMBER **39318**

INVOICE DATE **03/31/2021**

LICENSE

Attn: Rachel Vanwinkle
13506 174th Ave NE
Redmond, WA 98052
United States

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
$0.00

Rachel Vanwinkle (Acct #: 39318)

ITEM	QUANTITY	PRICE	SUBTOTAL
Inspection	1	$125.00	$125.00

Additional Notes

Inspected crawlspace for rodents. Observed only small amounts of rodent evidence. On the exterior observed one hole in crawlspace vent. From inside crawlspace can observe that there is no rodent access behind back steps. Thank You For Choosing Willard's Pest Control
A finance charge of $10.00 will be made on unpaid balances after 30 days.
National Emergency Poison Control: (800)222-1222

Taxes	$12.63
Invoice Total	$137.63
Amount Paid	$137.63
Amount Due	**$0.00**

Invoice

Overlake Heating, A/C & Sheet Metal LLC
15223 NE 90TH STREET
BLDG U SUITE 150
Redmond, WA 98052

Date	Number
3/29/2021	15742R

Bill To Address:	Work\Ship Address:
Rich Van Winkle 13506 174th Ave NE Redmond, WA 98052	Rich Van Winkle 13506 174th Ave NE Redmond, WA 98052

Customer Phone: 303 522-3831

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
		Upon completion.	03/29/2021		

Item	Description	Quantity	Price	Amount
2R:PROG50-38N RU60	Ruud Professional Achiever 50 gallon, tall water heater, natural gas 38k BTU Model: PROG50-38N RU60; Serial: . Warranty: 6 years parts & 2 years labor	1.00	$1,700.00	***$1,700.00T***
2R:Exclusions: Hot water tanks	Exclusions:permits,existing plumbing, plumbing revisions	1.00	$0.00	***$0.00T***

Thank you for choosing Overlake Heating and Air Conditioning. We appreciate your business.

Subtotal	$1,700.00
Sales Tax	$171.70
Total	$1,871.70
Payments	$0.00
Balance Due	$1,871.70

This is your invoice: Payment due upon completion of the work unless arrangements made prior to starting work. **Parts Warranty:** Parts are warrantied for a period of 1 Year from date of installation. **Labor Warranty:** Labor is relative to the equipment serviced. Warranty work will be performed Monday -Friday, 8:00am-4:00pm only.
I have the authority to order the work outlined above, which has been satisfactorily performed. It is agreed that the seller will retain title to any equipment or material that may be furnished until final payment is made, and if the settlement is not made as agreed, the seller shall have the right to remove the same, and the seller will be held harmless from removal thereof. Purchaser or agent on behalf of purchaser, in the event of default, shall pay collection costs including reasonable attorney's fees. Past due payments may be charged a late payment fee of 5% on amount due, plus interest at the rate of 1.5% a month.

Phone #	Fax #	E-mail
(425) 885-1224	(425) 881-3226	

REDMOND ROOFING

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

Proposal/Contract

To: **Rich Van Winkle**

Dated: **4/6/2021**

13506 174th Ave NE
Redmond, WA 98052
303-522-3831

ripvw07@yahoo.com
Jobsite address: **13506 174th Ave NE**
Redmond, WA 98052

TEN YEAR LABOR GUARANTEE - *LIFETIME material warranty from manufacturer*

We Propose to furnish materials and labor to complete the following

Excludes newer rear addition. 2 planes

1) Remove & legally dispose of old roofing (1 layer).

2) Replace bad 1/2" CDX plywood @ $84/sheet EXTRA. Other carpentry /framing / fascia repair is T&M+ disposal EXTRA.

We replace plywood or OSB subroofing if it is failing or has lost structural integrity. We cannot tell how many- if any - sheets will need to be replaced until old roofing is removed

3) Install starter metal at eave/gutter edges & drip edge metal at gable/rake edges. All roof penetration perimeters (pipes, vents, skylights & chimneys) will be wrapped with self adhering membrane. Bullseye or Safeguard 30 synthetic hybrid will be applied as underlayment on all roof decks.

Install composition "starter" at gutter and gable drip edges.

4) **INSTALL PRIMARY ROOFING:** *Malarkey Highlander AR* composition - installed with galvanized roofing nails --
We believe this is the best performing shingle in this category. SBS Modified

5) New replacement accessories: ridgevent ; enameled metal W valleys;4 pipe flashings; 1 dampered duct vent; all sidewall step flashings; 1 B vent flashing base; standard hip/ridge cap.

6) Job debris picked up & hauled away. Broom & magnetic sweep up. Gutters cleaned out.

Roofing color: _____

$1000 deposit required with acceptance.

Base Contract Amount: $ 12,544.00

Full payment due on date of completion. *Charge card payment, add 3% service fee. MC/Visa only*

(plus sales tax)

Options: ***(Circle & initial EACH OPTION desired.)*** Any extras or options selected will be ***added*** to the final invoice

A)	Switch to **Malarkey** VISTA AR **or CertainTeed** LANDMARK	**$**	**345.00**
B)	**Upgrade to Malarkey** LEGACY *w scotchguard* *< BEST >*	**$**	**1,476.00**

Acceptance of Proposal: the prices, specifications and terms mentioned above are hereby accepted. Redmond Roofing is authorized to do the work as specified. I have read and accepted the standard terms and conditions on the back page of this contract document. *NOTE:This proposal may be withdrawn if not accepted within 10 days.* ***Acceptance can be by return fax (425-836-9277), mail, or scanned e-mail (info@redmondroofing.com) of this signed & dated document.***

R C Hernacki

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

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

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

REDMOND ROOFING STANDARD TERMS AND CONDITIONS

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

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

RELEASE OF LIABILITY: In the course of Redmond Roofing's performance of its work, it may be necessary to place a dumpster or container on customer's premises. In addition a roofing supplier will probably be driving onto the property to place supplies onto the rooftop with a conveyer or boom. Customer releases Redmond Roofing and its supplier(s) from liability for any damage resulting from delivery or removal thereof, including cracked driveway or sidewalks. Customer further releases Redmond Roofing from any damage done to siding, bushes, shrubs, flowers, and any dust or debris which may end up inside the house, whether it be attic space or otherwise. Redmond Roofing shall take reasonable precautions to prevent these incidents from occurring. Chimney failure due to erosion of metal, mortar, brick, block, stone, clay, or wood siding is not the responsibility of Redmond Roofing.

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

Unforeseen labor or material required involving extra costs will be executed at the following rates:
Laborer $55hr.; Roofer $75/hr.; Painter $60/hr.; Carpenter or Field Supervisor $85/hr.; Drive time $40/hr. + fuel sur charge.
($250. minimum to bring in an outside carpenter-specialist)

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

PAYMENT: Full and complete payment is due upon day of completion unless otherwise specified on the invoice. No retainage shall be withheld unless mutually agreed to in writing.. After 5 calendar days overdue payments shall be charged interest at the rate of 2% per month beginning the day of the invoice. If Redmond Roofing retains a collection agency or attorney to collect overdue payments, all collection costs, including actual attorney's fees for consultation, trial and appellate levels, shall be payable by Customer.

LIMITED LIABILITY: Redmond Roofing agrees to perform in a professional workmanlike manner. Labor is guaranteed for the period shown on the face hereof. The labor guarantee period shall commence upon Redmond Roofing's substantial completion of its work at which time Redmond Roofing shall supply the customer with manufacturers warranty and Redmond Roofing's workmanship guarantee documents. Copies of these documents are available for review upon request before work begins. Redmond Roofing does not warrant the accuracy or achievability of statements made by product manufacturers including but not limited to brochures and advertisements. Redmond Roofing's obligation and liability under the *Workmanship Guarantee* is limited solely to repair or replacement of defective work. This coverage shall be void if a person or firm other than Redmond Roofing performs or re-performs any work identified with the original scope of work of this contract with Redmond Roofing..

WORK DELAY: Proposals for work presented by Redmond Roofing are based on market prices for materials calculated at the time the proposal is crafted. Should a homeowner agree & sign acceptance to this proposal – but direct the contractor to delay starting work for more than 20 calendar days or understands that work cannot commence for more than 20 days after signed acceptance – the customer accepts additional charges at final billing that reflect fair & accurate increases in material prices that occurred between the date the contract was sent and when work begins

March 25, 2021

Mr. & Mrs. Rich & Rachel VanWinkle
13506 174th Ave. NE
Redmond, WA.

Re: 13506 174th Ave. NE
Redmond, WA.

Dear Rich & Rachel;

At your request, a visual inspection of the above referenced property was conducted on 03/25/2021. We have inspected the major structural components, plumbing, heating and electrical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

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

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

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

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

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

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

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

REPORT SUMMARY

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

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

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

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

ROOF

4.5 GENERAL COMMENTS
The roof is nearing the end of its service life. Significant wear and deterioration was observed. The need for replacement should be anticipated within 3-5 years.

GARAGE

ATTACHED GARAGE
6.3 GARAGE DOOR OPENER
The Photo-eye beam was installed to 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.

6.4 FIRE SEPARATION
The installation of a furnace vent thimble is recommended to prevent flames to spread to the structure.

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

The broken drywall cover for the attic access is a breech in the fire resistive barrier in the garage. This is a safety concern. The broken joint can be taped. Consideration should be given to "fire taping" the drywall access cover as a safety upgrade.

ELECTRICAL SYSTEM

7.8 SERVICE PANEL

Screws that secure the panel cover to the panel box are missing. This is a potential hazard. Missing screws should be replaced with the original style blunt end screws.

Several of the neutral wires are double tapped on the buss bar. Double tapping means that two conductors

share a single terminal. Double tapped terminals can loosen and overheat and therefore are not permitted unless the terminal is specifically listed for multiple wires. This defect is easily repaired by connecting the two wires to a "pig tail", securing them with a wire cap, and then inserting the pig tail conductor under the terminal.

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

The cover plate is missing from a receptacle in the kitchen sink cabinet. This is a shock and fire hazard. The installation of a cover plate is recommended.

7.13 GFCI RECEPTACLES
The GFCI receptacles in both the master bedroom bathroom and in the hallway bathroom do not reset when a ground fault is introduced. This is caused by a redundant GFCI. The installation of just one GFCI outlet for protection of each circuit is recommended.

HEATING SYSTEM

FORCED AIR HEATING SYSTEM

8.10 VENT
The furnace vent connector is too close to a combustible material. This is a hazard. A minimum clearance of 6" is required between the single wall vent connector and the combustible material. The double wall type B vent requires only 1" of clearance. Repairs are recommended.

8.13 DUCTS

Heating ducts are in direct contact with the soil in the crawlspace under the house extension and have water in them. This will cause the ducts to corrode and will adversely affect the performance and efficiency of the heating system. The ducting should be drained, cleaned then reattached and secured in accordance with the manufacturer's specifications. Proper clearances should be established under the air ducts.

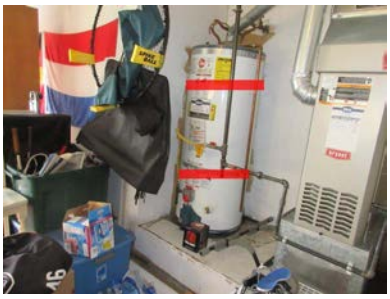
WATER HEATER

9.5 WATER CONNECTIONS AT TANK

The nipples sticking out of the top of the water heater are corroded and are leaking. The nipples should be replaced as necessary. Installing brass nipples will eliminate the corrosion that occurs when two dissimilar metals are joined together in the presence of water.

9.11 SEISMIC RESTRAINT

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



9.13 GENERAL COMMENTS

The water heater is leaking. The services of a qualified plumbing contractor should be retained to replace the water heater.

INTERIOR

14.8 SMOKE DETECTORS

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

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

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

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

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

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

BUILDING SITE

2.4 DRIVEWAY

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.

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

3.3 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.

3.4 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.

ATTIC

5.2 VENTILATION
The attic space is only minimally vented. The installation of some additional attic ventilation is recommended,

Wind baffles locations are compromised in some areas of the attic. The proper placement of wind baffles in front of all soffit vents is recommended.

BATHROOMS

MAIN FLOOR POWDER ROOM
11.8 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.

MASTER BEDROOM BATHROOM
11.14 FLOORING MATERIAL

The caulking is missing at the intersection between the tub/shower and floor. Cracking of the grout can lead to water damage to the flooring and substrate. Caulking this area is recommended.

11.16 SINK
The right sink drain stop is not operational. It should be repaired or replaced.

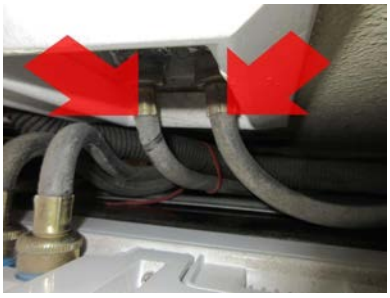
UPPER FLOOR HALLWAY BATHROOM
11.26 FLOORING MATERIAL
The caulking is missing at the intersection between the tub/shower and floor. Cracking of the grout can lead to water damage to the flooring and substrate. Caulking this area is recommended.

LAUNDRY ROOM

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

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

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



INTERIOR

14.7 WINDOWS
The lift assist mechanism for the window in the laundry room is in need of repair. The window should not be used until repairs are completed.

INSULATION

17.3 FLOOR INSULATION
Some of the insulation batts were not properly secured and have falling down. The fallen batts should be reinstalled and secured.

CRAWLSPACE

19.5 PEST CONTROL

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

Scrap-wood and other cellulose debris was observed on the crawl floor. This wood debris creates conducive conditions for wood boring insects. The removal of all cellulose debris is recommended.

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

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

Sincerely,

Terry Clark
206-660-9200
Clark Inspections Inc.

Confidential Inspection Report

13506 174th Ave. NE
Redmond, WA 98052

March 25, 2021

Prepared for: Rich & Rachel VanWinkle

Inspection Table of Contents

3/25/2021

Mr. & Mrs. Rich & Rachel VanWinkle
13506 174th Ave. NE
Redmond,WA

Dear Rich & Rachel,

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

13506 174th Ave. NE

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

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

Thank you for the opportunity to be of service.

Sincerely,

Terry Clark

Clark Inspections

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

1.1 DATE OF INSPECTION:
3/25/2021.

1.2 INSPECTOR'S NAME:
Terry Clark.

1.3 CLIENT NAME:
Mr. & Mrs. Rich & Rachel VanWinkle.

1.4 MAILING ADDRESS:
13506 174th Ave. NE
Redmond WA.

1.5 CLIENT E-MAIL ADDRESS
npvw07@yahoo.com; ripvw07@yahoo.com; vanwinkle22@yahoo.com.

1.6 ADDRESS OF PROPERTY INSPECTED
13506 174th Ave. NE
Redmond WA.


West elevation

CLIMATIC CONDITIONS:

1.7 WEATHER:
Overcast.

1.8 APPROXIMATE OUTSIDE TEMPERATURE:
50 degrees.
BUILDING CHARACTERISTICS:

1.9 MAIN ENTRY FACES:
West.

1.10 ESTIMATED AGE OF BUILDING:
The building is approximately 38 years old.

1.11 BUILDING TYPE:
Two story single family residence.

1.12 SPACE BELOW GRADE:
Crawlspace.
SCOPE, PURPOSE AND LIMITATIONS

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

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

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

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

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

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

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

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

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

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

others harmless for any loss, claim, expense, or damage arising out of his or its inspection of a structure.

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

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

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

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

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

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

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

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

BUILDING SITE

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

2.1 ROOF WATER DRAIN SYSTEM
A sump pump has been installed to remove ground water. The sump pump was tested and was operational.

2.2 GRADING
Standing water was observed in the yard. Standing water is usually the result of poorly drained or moisture retentive soil and

is usually seasonal. The standing water is not adversely affecting the structure.

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

2.4 DRIVEWAY
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.

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

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

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

BUILDING EXTERIOR

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

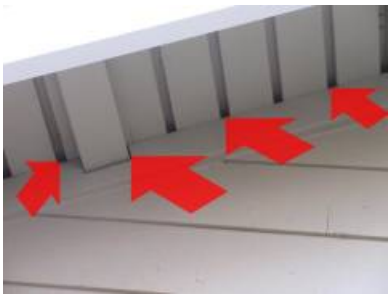
3.1 PRIMARY EXTERIOR WALL CLADDING
Cedar lap siding is used as an exterior wall cladding. Cedar is a wood that is durable and moderately resistant to decay. Maintaining the finish on the exposed siding will maximize its service life. The siding has been properly installed and is functioning as intended.

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.

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.

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.

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 installed and are performing their intended function. Gutters should be cleaned regularly to prevent clogging and overflow.

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

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 PORCH
The front porch is in good condition.

3.7 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 in some areas and steep in others. Metal gutters are used to collect the roof water drainage. The roof is approximately 20 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 GAS APPLIANCE VENTS
The visible portion of the gas appliance type B vent is properly installed and in good condition.

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

4.5 GENERAL COMMENTS
The roof is nearing the end of its service life. Significant wear and deterioration was observed. The need for replacement should be anticipated within 3-5 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.

5.2 VENTILATION
The attic space is only minimally vented. Proper attic ventilation is particularly important in a well insulated attic or in an attic

where additional insulation is going to be installed. In the winter or cold weather water vapor in the home rises up into the attic. When the 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.

Excessive attic space moisture can be avoided by having proper cross flow ventilation. The installation of some additional attic ventilation is recommended, particularly if additional attic insulation is going to be installed. One square foot of free vent area for each 300 square feet of attic space is the ratio commonly used in determining the quantity of attic ventilation. Vents should be evenly divided between the eaves and ridge, whenever possible.

Wind baffles prevent wind from blowing through the soffit vents and pushing the insulation away from the vent opening. The absence of wind baffles will often result in the exposure of large areas of the ceiling to cold temperatures. Wind baffles also prevent insulation from blocking the vents.

Wind baffles locations are compromised in some areas of the attic. The proper placement of wind baffles in front of all soffit vents is recommended.


5.3 MECHANICAL VENTILATION SYSTEMS
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.

6.3 GARAGE DOOR OPENER
The garage door openers were tested and were functional. The auto stop reverse safety switches were functioning as intended.

The Photo-eye beam was installed to 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.

6.4 FIRE SEPARATION
The installation of a furnace vent thimble is recommended to prevent flames to spread to the structure.

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

The broken drywall cover for the attic access is a breech in the fire resistive barrier in the garage. This is a safety concern. The broken joint can be taped. Consideration should be given to "fire taping" the drywall access cover as a safety upgrade.

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

ELECTRICAL SYSTEM

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

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

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

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

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

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

7.5 SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS
The service entrance conductors are 4/0 aluminum and have an ampacity of 200 amps. The service entrance conductors are properly installed and in serviceable condition.

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

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

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

Screws that secure the panel cover to the panel box are missing. This is a potential hazard. Missing screws should be replaced with the original style blunt end screws.

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.

Several of the neutral wires are double tapped on the buss bar. Double tapping means that two conductors share a single terminal. Double tapped terminals can loosen and overheat and therefore are not permitted unless the terminal is specifically listed for multiple wires. This defect is easily repaired by connecting the two wires to a "pig tail", securing them with a wire cap, and then inserting the pig tail conductor under the terminal.

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

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

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

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

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

The cover plate is missing from a receptacle in the kitchen sink cabinet. This is a shock and fire hazard. The installation of a cover plate is recommended.

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

The reset button for the GFCI protected receptacles in the bathrooms is located in the garage.

The GFCI receptacles in both the master bedroom bathroom and in the hallway bathroom do not reset when a ground fault is introduced. This is caused by a redundant GFCI. The installation of just one GFCI outlet for protection of each circuit is recommended.

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

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

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

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

HEATING SYSTEM

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

FORCED AIR HEATING SYSTEM - The following components were inspected:

8.1 GENERAL INFORMATION

Heat is provided by a natural gas fired forced air furnace. The furnace is located in the garage. The furnace is approximately 11 years old. The input rating of the furnace is 66,000 BTU. This BTU rating is typical of a home of this size and age.

8.2 GAS PIPING

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

8.3 AUTOMATIC GAS VALVE

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

8.4 IGNITION

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

8.5 BURNERS

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

8.6 COMBUSTION AIR

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

8.7 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.

8.8 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.

8.9 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.

8.10 VENT

The furnace uses a type B vent from the top of the furnace to the exterior. The visible portion of the B vent is properly installed and is functioning as intended.

The furnace vent connector is too close to a combustible material. This is a hazard. A minimum clearance of 6" is required between the single wall vent connector and the combustible material. The double wall type B vent requires only 1" of clearance. Repairs are recommended.

8.11 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.

8.12 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.

8.13 DUCTS
The ducts are constructed out of sheet metal and flex duct. The ducts are properly installed and are performing their intended function with exceptions noted below.

Heating ducts are in direct contact with the soil in the crawlspace under the house extension and have water in them. This will cause the ducts to corrode and will adversely affect the performance and efficiency of the heating system. The ducting should be drained, cleaned then reattached and secured in accordance with the manufacturer's specifications. Proper clearances should be established under the air ducts.

8.14 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.

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

WATER HEATER

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

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

9.2 GENERAL INFORMATION
The water heater fuel is natural gas. The capacity of the water heater is 50 gallons. The input rating of the burner is approximately 40,000 BTU. The water heater is approximately 22 years old. Water heaters of this type typically last about 10-15 years.

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

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

9.5 WATER CONNECTIONS AT TANK
The nipples sticking out of the top of the water heater are corroded and are leaking. The nipples should be replaced as necessary. Installing brass nipples will eliminate the corrosion that occurs when two dissimilar metals are joined together in the presence of water.

9.6 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.

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

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

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

9.10 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.

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

9.12 ELEVATION ABOVE GARAGE FLOOR
The burner of the water heater 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.

9.13 GENERAL COMMENTS
The water heater is leaking. The services of a qualified plumbing contractor should be retained to replace the water heater.

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:

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

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

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

10.4 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.

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

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

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

10.8 AIR GAP
An air gap called a Johnson Tee is installed in the kitchen wall. This air gap protects the dishwasher from contamination caused by a backflow of waste water. The visible portions of the Johnson Tee were properly installed and functioning as intended.

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

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

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

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

10.13 REFRIGERATOR
The refrigerator is functioning as intended.

BATHROOMS

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

11.1 LOCATION
Main Floor, Powder Room.

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

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

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

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

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

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

11.8 COUNTERTOP
The countertop is covered with slab granite. The countertop is properly installed and in good condition.

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.

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

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

11.11 LOCATION
Master Bedroom.

11.12 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.

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

11.14 FLOORING MATERIAL

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

Caulking is missing at the intersection between the shower and floor. This can lead to water damage to the flooring and substrate. Caulking this area is recommended.

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

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

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

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

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

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

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

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

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

11.23 LOCATION
Upper Floor Hallway.

11.24 BATHTUB
The bathtub is properly installed and is in good condition.

11.25 TUB WALLS
The tub walls are properly installed and are in good condition.

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

The caulking is missing at the intersection between the tub and floor. Cracking of the grout can lead to water damage to the flooring and substrate. Caulking this area is recommended.

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

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

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

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

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

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

LAUNDRY ROOM

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

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

12.2 COUNTERTOP
The counter top is covered with plastic laminate. The counter top is properly installed and in good condition.

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

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

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

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

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

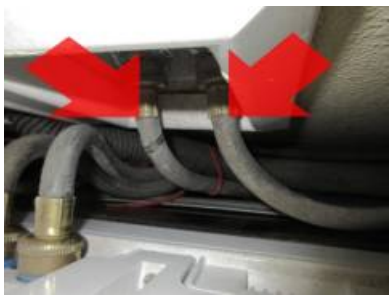
12.6 SINK FAUCET
The sink faucet is properly installed and is in good condition.

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

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

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.



12.9 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:

13.1 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. Cross link polyethylene (PEX) plastic tubing is also used for portions of the water supply piping.

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

13.3 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.

13.4 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.

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

13.5 WATER PRESSURE
The water pressure is 60 PSI. This is in the normal range of 30-80 PSI.

13.6 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".

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

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

13.9 HOSE BIBBS AND EXTERIOR SUPPLY PIPES
The hose bibbs on this building are the frost free type. These hose bibbs typically will not freeze as long as the hoses are removed. Failure to remove hoses during freezing weather could result in a cracked pipe and leakage. The bibbs were tested and were functioning as intended.

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

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

INTERIOR

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

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

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

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

14.3 GUARD RAILINGS
The guard railing is properly installed and is functioning as intended.

14.4 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.

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

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

14.7 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.

The lift assist mechanism for the window in the laundry room is in need of repair. The window should not be used until repairs are completed.


14.8 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.

14.9 DOOR BELL
The doorbell was functioning as intended.

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

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

ENVIRONMENTAL ISSUES

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

16.1 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).

16.2 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.

16.3 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:

17.1 ATTIC INSULATION
The attic is insulated with blown in fiberglass insulation. The approximate R value of this insulation is 41. This provides good resistance to heat transfer.

17.2 WALL INSULATION
The walls are insulated with fiberglass batt insulation. The 2x4 walls suggest that it is 3-5/8" R-13 fiberglass.

17.3 FLOOR INSULATION

The floors are insulated with R-19 fiberglass batts. The floor insulation has been properly installed and is in good condition except where noted below.

Some of the insulation batts were not properly secured and have falling down. The fallen batts should be reinstalled and secured.

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:

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

18.2 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.

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

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

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

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

18.7 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.

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

18.9 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.

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

CRAWLSPACE

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

19.1 CRAWLSPACE ACCESS
The crawlspace access is located in the kitchen pantry closet. The crawlspace was entered and all accessible areas were inspected.

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

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

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

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

Scrap-wood and other cellulose debris was observed on the crawl floor. This wood debris creates conducive conditions for wood boring insects. The removal of all cellulose debris is recommended.

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

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

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

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

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