



NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The following notice is given with respect to the Purchase and Sale Agreement dated _____
between _____ ("Buyer")
and **Anzees Khan** **Ramiza Saheed** ("Seller")
concerning **17512 NE 137th St 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
Anzees Khan 04/09/23

Seller DATE

Authentisign
Ramiza Saheed 04/09/23

Seller DATE

Buyer's Acknowledgment of Receipt

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

Buyer DATE

Buyer DATE

**Anzees Khan & Ramiza Saheed
17512 NE 137th St
Redmond, WA 98052**

Per the seller, the following items listed on the pre-sale inspection summary dated 4/11/2023, are being corrected by the seller as part of preparation for sale in good faith.

1) The following actions items have been completed by seller as of 4/13/2023

Garage:

Garage Door Opener – Photo-eye beam lowered to 4-6”.

Fire Separation – Gypsum Barrier installed in void, Fire Retardant Foam filled in gaps.

Passage Door – Self closing hinge installed.

Electrical System:

Service Panel : Neutral wires separated. Cable clamps installed.

Wiring: Installed cover on junction box in crawlspace. Clamp installed light/fan fixture in attic.

GFCI Receptacles: GFCI receptacles installed in Kitchen and Garage, bathroom GFCI replaced.

Bathrooms:

Primary Bedroom Room: Glass Enclosure sealed.

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

Main Water Shutoff Valve: Repair or replace Main water shutoff.



CM Heating
1500 Industry St, Suite 200
Everett, WA 98203
425-259-0550

BILL TO

Anzees Khan
17512 Northeast 137th Street
Redmond, WA 98052 USA

ESTIMATE
119646115

ESTIMATE DATE
Apr 13, 2023

JOB ADDRESS

Anzees Khan
17512 Northeast 137th Street
Redmond, WA 98052 USA

Project: 119648677

Technician: Josh Anderson

TASK	DESCRIPTION	QTY
New Equipment Consultation	New Equipment Consultation: This service is a Complimentary In Home Consultation. Our Comfort Adviser will visit your home and provide you with a proposal to upgrade your current system. We will perform a manual J load calculation, check for new system feasibility, review utility rebate eligibility, and complete a Comfort Survey to determine your needs and desires for your new system. At the end of the consultation you will be presented with options on different systems that will work in your home.	1.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$0.00
TAX	\$0.00
TOTAL	\$0.00

100% Satisfaction Guarantees**Service Guarantee:**

If you are not 100% satisfied with the service we have provided, simply call our office and we will make it right. If our technicians smoke or swear in your home, do not wear shoe covers, or leave your home without cleaning up, your Service Fee will be refunded.

Repair Guarantee:

We guarantee that repairs on your equipment are fixed correctly. If a repair fails within the first year, call our office and we will make it right.

Replacement Guarantee:

We guarantee that the equipment we have installed will perform as we have stated. If the system does not heat or cool as we have promised, we will remove it and refund 100% of your investment.

CUSTOMER AUTHORIZATION

I hereby agree to have the work done according to the above terms in the amount of \$0.00. I understand that any changes to this agreement may result in additional charges and are to be made in writing and signed by both parties. In the event that

payment is required and bank account information or a check is provided as a form of payment, I hereby authorize CM Heating, to (i) initiate a debit entry to my account, and to debit the same to such account, (ii) use information from my check to make a one-time electronic fund transfer from my account or (iii) process the payment as a check transaction, as determined by CM Heating and as applicable. I acknowledge that the origination of ACH transactions to my account must comply with the provision of U.S. law and that I may only revoke this authorization by notifying CM Heating as provided below. This authorization is to remain in full force and effect for the payment on this invoice, until CM Heating has received written notification from me of its termination in such time and in such manner as to afford CM Heating a reasonable opportunity to act on it. If you believe any of the above information to be in error or to contact the CM Heating for information on revoking this authorization, please contact us at 425-259-0550.

Sign here



Date 4/13/2023



Job #118771708

Installation Completion Checklist

General Information

Customer Name

-

Customer Jobsite Address

-

Verify with customer that equipment that was staged for you matches the contract

-

If incomplete, why?

-

Are we installing a central system or ductless system?

If system has ducting (including ducted ductless), please select "central"

-

Furnace

This section applies to gas furnaces, electric furnaces, and central air handlers

Was a new furnace installed for this customer?

Which furnace type did we install?

-

Furnace Installation

Attach picture of the furnace installation

Attach pictures of the venting installation

Attach pictures of the venting termination

Condensate Drain

Attach picture(s) of the condensate drain installation

Condensation Termination

Attach Pic of terminaton

Equipment Information Tag

Attach picture of name plate from the inside of the furnace clearly showing model and serial number

Attach picture of heat strips installed and marked on name plate

Attach picture of supply air temp with furnace on

Attach picture of return air temp with furnace on

Static Pressure - Supply Plenum

Static Pressure - Return

Is PROPANE the fuel source for this furnace?

-

Picture of Propane conversion labels

Gas Pressure

Take picture of gas pressure. Confirm this matches what is prescribed in install manual

Picture of literature holder with service sticker affixed

Ductless Indoor Units

Did we install any ductless indoor units?

-

Indoor Unit(s) Installation

Attach picture of the installation of each indoor unit

Indoor Unit(s) Tag

Attach picture of the model and serial number of each indoor unit

Indoor Unit(s) Supply Temp

Attach picture of the supply air temp of each indoor unit

Indoor Unit(s) Drain

Picture of Drain termination of each indoor unit

I have tested and confirmed all drains are operational and leak free.

-

If "No", explain

-

Penetration Sealing

Picture of all penetrations made to the customers home

Indoor Air Quality

Take picture of new or existing filter installation

Filter dimensions

-

Filter Grill(s)

Showing installed filter size and MERV rating (if applicable)

Was an Air Scrubber installed on this project?

-

Picture of Air Scrubber installed

Picture of installer transformer for Air Scrubber

Required for all central Air Scrubbers; NA for ductless air scrubbers

Outdoor Unit

Did we install an outdoor unit on this project?

-

Outdoor Unit Installation

Pictures of Outdoor Unit Installation. All angles please

Outdoor Unit Tag

Picture of Model and Serial Number

Indoor Coil Equipment Tag Picture

Was any brazing done with nitrogen?

-

Pressure Test (Nitrogen)

Pressure test at 450 psi for 30 minutes or more. Start and Stop

Condensation Drain Installation

Attach picture(s) of the condensate drain installation and OUTSIDE** termination

Verified operation of all drains and pumps?

-

If "NO", explain

-

Penetration Sealing

Picture of all penetrations made to the customers home

Start Up

Attach picture of High side pressure, Low side pressure and liquid line temp

NEXIA - Thermostat serial number (if applicable)

Examples - American Standard 950 and 1050 thermostats

Is outdoor unit a central heat pump?

-

What mode did you test the unit in?

(65 and below needs to be in heating, 66 and above needs to be in cooling)

-

Outdoor Temperature Displayed on ThermostatIf Mitsubishi, include photo of aux lockout control showing 35 degrees*****

Picture of O/D temp on T-stat. Required by PUD.

Picture of Lockout Setting

Heating CFM/TON settingIf system was tested in cooling (temp 65 degrees or higher) please put "NA"**

Expected CFM/Ton based on fan wiring board settings

-

Cooling CFM/TON settingIf system was tested in heating (temp below 65 degrees) please put "NA"**

Expected CFM/Ton based on fan wiring board settings

-

Total CFM

-

Outdoor Temperature (fahrenheit)

Please list here the outdoor temperature during today's visit**NOTE: this should match what is listed on the thermostat, picture of outdoor temperature shown on thermostat is still required**

-

Total Lineset Length

Please list the total lineset length in feet here

-

Cooling Mode - Discharge Pressure - PSI

List the discharge pressure in PSI's here, if you are testing the system in heating, put "NA"

-

Cooling Mode - Discharge Temperature (fahrenheit)

List the discharge temperature here. If you are testing the system in heating, put "NA"

-

Cooling Mode - Liquid Line Temperature

List the liquid line temperature here. If you are testing the system in heating, put "NA"

-

Is subcooling temperature acceptable?

-

Additional Charge

Additional refrigerant added?

-

Duct Testing

Was a duct testing performed on this job?

-

Take picture of machine connected to cold air return

Take picture of pressure tap connected to supply duct

Duct Test Meter Results

Did the duct test pass?

-

IF DUCT TESTING DID NOT PASS, PLEASE OFFER CUSTOMER A FREE PHONE AEROSEAL CONSULT

Correcting airflow issues will increase the performance and the efficiency of the new system. A phone consultation is free.

-

Finishing Up

SURGE PROTECTOR

ATTACH PICTURE OF SURGE PROTECTOR

Thermostat - Face and Level with temp probe

Take a picture of the thermostat with the faceplate on, level, and with a temp probe on top verifying temp readings

Thermostat - face removed, showing wiring

Take a picture of the thermostat without the face showing the wiring (skip if only ductless remotes)

Equipment manuals left with customer?

-

If "No", please explain

-

Permits left with customer?

-

Did we pick up and space heaters/portable AC we loaned the customer?

-

If "No", please explain

-

Did the homeowner request a call for any reason?

-

If "YES", please explain

-

Do we need to return to complete or repair any portion of the job?

-

If "YES", please explain

-

POST JOB SATISFACTION SURVEY

Please explain to customer that they will be receiving a text/email afterward with a link to leave a review. We carry a 100% satisfaction guarantee on all of our work, and if there is anything that needs to be addressed, please ask them to contact us for prompt resolution. We make a \$20 donation to Make-A-Wish for every review we receive.

-

Customer Walk-through Performed

I have performed a walk through with the customer and have taught them how to operate their new system.

-

If "No", please explain

-

Was payment collected at the end of job

-

MATERIAL USED FORM

Did you add materials to job invoice.

-



CM Heating
1500 Industry St, Suite 200
Everett, WA 98203
425-259-0550

BILL TO

Anzees Khan
17512 Northeast 137th Street
Redmond, WA 98052 USA

INVOICE
118771708

INVOICE DATE
Apr 13, 2023

JOB ADDRESS

Anzees Khan
17512 Northeast 137th Street
Redmond, WA 98052 USA

Completed Date:

Technician: Josh Anderson

DESCRIPTION OF WORK

System maintenance to gas furnace. Cleaned furnace cabinet of dirt and dust buildup, disassemble burner assembly to clean burners flame sensor and inspect igniter than reassembled to check gas pressures, system filtration was inspected and replaced at this time, control board was visually inspected for burn/crack marks, deltaT and static pressure was taken and recorded, and inducer motor capacitor was tested and found within range at this time. Blower motor capacitor was test and within range at this time, however it is on the low side. Blower motor is leaking oil and is going to fail anytime. With the age of unit I would recommend replacement of unit. System is operational at this time.

TASK	DESCRIPTION	QTY
Maintenance- Gas Furnace	Gas Furnace Maintenance: Gas Furnace Maintenance	1.00
New Equipment Consultation	New Equipment Consultation: This service is a Complimentary In Home Consultation. Our Comfort Adviser will visit your home and provide you with a proposal to upgrade your current system. We will perform a manual J load calculation, check for new system feasibility, review utility rebate eligibility, and complete a Comfort Survey to determine your needs and desires for your new system. At the end of the consultation you will be presented with options on different systems that will work in your home.	1.00

PAID ON	TYPE	MEMO	AMOUNT
4/13/2023	Visa		\$227.91

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$207.00
TAX	\$20.91
TOTAL DUE	\$227.91
PAYMENT	\$227.91
BALANCE DUE	\$0.00

100% Satisfaction Guarantees

Service Guarantee:

If you are not 100% satisfied with the service we have provided, simply call our office and we will make it right. If our technicians smoke or swear in your home, do not wear shoe covers, or leave your home without cleaning up, your Service Fee will be refunded.

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CUSTOMER AUTHORIZATION

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Sign here



Date 4/13/2023

CUSTOMER ACKNOWLEDGEMENT

I acknowledge the work has been completed to my satisfaction for the amount of \$227.91. In the event that payment is required and bank account information or a check is provided as a form of payment, I hereby authorize CM Heating, to (i) initiate a debit entry to my account, and to debit the same to such account, (ii) use information from my check to make a one-time electronic fund transfer from my account or (iii) process the payment as a check transaction, as determined by CM Heating and as applicable. I acknowledge that the origination of ACH transactions to my account must comply with the provision of U.S. law and that I may only revoke this authorization by notifying CM Heating as provided below. This authorization is to remain in full force and effect for the payment on this invoice, until CM Heating has received written notification from me of its termination in such time and in such manner as to afford CM Heating a reasonable opportunity to act on it. If you believe any of the above information to be in error or to contact the CM Heating for information on revoking this authorization, please contact us at 425-259-0550.

Sign here



Date 4/13/2023

I authorize CM Heating, Inc. to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here

A handwritten signature in black ink, appearing to be 'Jr' or similar, written over a horizontal line.

Date 4/13/2023



White Glove Home Improvement

19522 NE 181st Street | Woodinville, Washington 98077
425.765.5856 | info@whitegloveteam.com |
<http://www.whitegloveteam.com/>

RECIPIENT:

Anzees Khan

17512 Northeast 137th Street
Redmond, Washington 98052

Invoice #12852

Issued	Apr 13, 2023
Due	Apr 13, 2023
Paid	Apr 13, 2023

Total	\$363.33
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For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Apr 13, 2023				
Labor - 2 techs/2hours each	electrical issue that need attention and some breaks in the fire barrier in the garage. See the attached highlights on the inspection summary. Completed the list of items the customer provided. Romex, cover plates, fire stop foam in multiple areas and hole behind furnace.	3	\$110.00	\$330.00
Materials	TBD	1	\$0.00	\$0.00
Credit card fee 3.5% (disregard if paying cash or check)		1	\$0.00	\$0.00*

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$330.00
1700 (10.1%)	\$33.33
Total	\$363.33
Paid	– \$363.33
Invoice balance	\$0.00

April 11, 2023

Mr. & Ms. Anzees & Ramiza Khan & Saheed
17512 NE 137th St.
Redmond, WA.

Re: 17512 NE 137th St.
Redmond, WA.

Dear Anzees & Ramiza;

At your request, a visual inspection of the above referenced property was conducted on 04/10/2023. We have inspected the major structural components, plumbing, heating and electrical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

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

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

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

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

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

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

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

REPORT SUMMARY

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

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

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

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

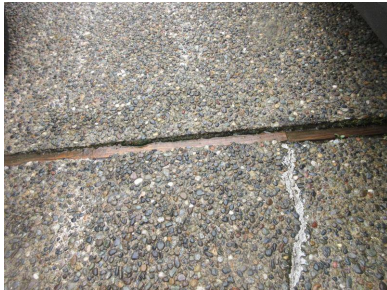
Please Read entire report

BUILDING SITE

DRIVEWAY

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

The wooden divider separating the concrete driveway sections has deteriorated to a point where it is a trip hazard. Replacement with mortar is recommended.



WALKWAY

The walkway has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by pressure grouting the sunken portion of the walkway or by removing and replacing it. Grinding down the raised edges of the concrete will also mitigate the hazard. The walkway remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Repairs should be made as necessary.



GARAGE

ATTACHED GARAGE

GARAGE DOOR OPENER

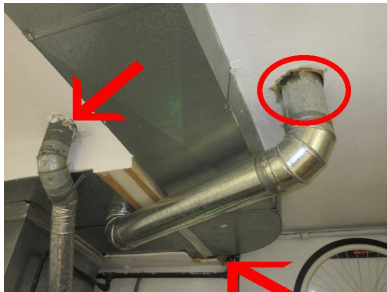
The Photo-eye beam was installed too high above the floor of the garage to adequately offer protection for small children and/or pets. We recommend that the photo-eye be lowered to within 4-6" of the floor.



FIRE SEPARATION

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

The installation of a furnace vent thimble is recommended to prevent flames from spreading to the structure.





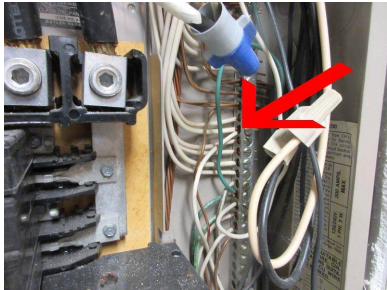
PASSAGE DOOR

The door between the garage and living space is a solid core door. The door is properly installed and is in good condition, however, it lacks a self closing hinge. The installation of a self closing hinge is recommended as a safety upgrade.

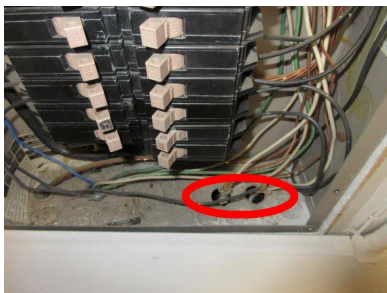
ELECTRICAL SYSTEM

SERVICE PANEL

One of the neutral wires is 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.



There are electrical cables emanating from the service panel that are not clamped. The sharp edges of the panel box could cut through the wire insulation and cause a short circuit or fire. Clamping the cables to the panel box using approved cable clamps is recommended.



WIRING

There is a junction box with a missing cover in the crawlspace. This is a fire/shock hazard. Covers should be installed on all junction boxes.



The Romex cable is not clamped where it enters the light/fan fixture chassis in the attic. This could result in a short circuit or fire. A Romex clamp should be installed at the point where the cable enters the fixture.



GFCI RECEPTACLES

One of the receptacles in the kitchen is unprotected. The installation of GFCI protection for all of the kitchen receptacles is recommended.

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

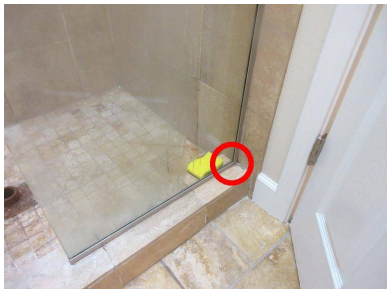
The GFCI receptacle in the bathrooms do not reset when a ground fault is introduced. This is caused by a redundant GFCI. The installation of just one GFCI outlet for protection of each circuit is recommended.

BATHROOMS

PRIMARY BEDROOM ROOM

GLASS ENCLOSURE

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



GFCI RECEPTACLES

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

PLUMBING SYSTEM

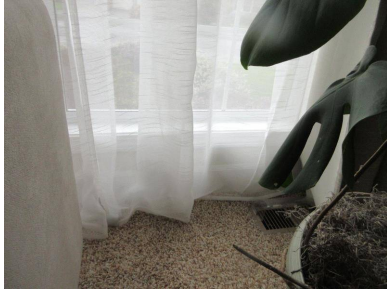
MAIN WATER SHUTOFF VALVE

The main water supply shutoff valve is located in the garage. The valve did not shut off the water. It should be repaired or replaced as necessary.

INTERIOR

WINDOWS

The lower window glass is not labeled as tempered safety glass. The existing glass is nonconforming by current building standards and would be hazardous if broken. The installation of safety glass is recommended as a safety upgrade for all windows less than 18" from the walking surface.



SMOKE DETECTORS

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.

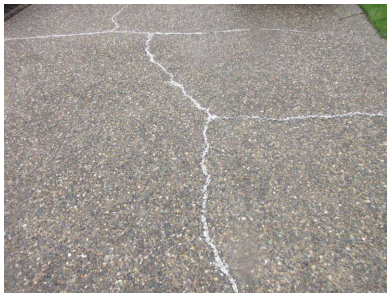
BUILDING SITE

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.



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



PATIO

The patio sections have settled differentially. The patio remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Grinding down the raised edges of the concrete will mitigate the hazard. Repairs should be made as necessary.

The wooden dividers separating the concrete patio sections will eventually deteriorate to a condition where the gaps would be a trip hazard. Replacement with mortar is recommended.



BUILDING EXTERIOR

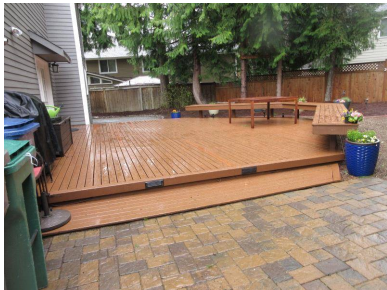
PEST CONTROL

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



DECK

Areas of rot damage and rot fungi was observed around the decks perimeter. Rot weakens the wood and can result in failure of the structure. Rotted portions of the deck should be repaired as necessary.



ATTIC

MECHANICAL VENTILATION SYSTEMS

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



HEATING SYSTEM

FORCED AIR HEATING SYSTEM

GENERAL COMMENTS

The furnace responded to the thermostats call for heat and all major components were functional however, the furnace is 30 years old and is nearing the end of its service life. The need for furnace replacement should be anticipated. This type of furnace should be serviced annually.

BATHROOMS

MAIN FLOOR POWDER ROOM

COUNTERTOP

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

UPPER FLOOR HALLWAY BATHROOM

FLOORING MATERIAL

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

COUNTERTOP

The backsplash 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.

PRIMARY BEDROOM BATHROOM

FLOORING MATERIAL

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

COUNTERTOP

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

INTERIOR

DOORS

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

INSULATION

SKYLIGHT

The skylight shaft is not insulated. This condition will result in significant heat loss. The installation of additional attic insulation around the skylight shafts is recommended.



FLOOR INSULATION

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



CRAWLSPACE

PEST CONTROL

There is evidence of rodent activity in the crawlspace. The first step in eliminating rodents from the crawlspace is to seal all possible entry points using wire mesh, caulking, wood, stainless steel wool, aerosol foam or mortar.

Careful work sealing cracks, holes, gaps, and covering ground water drain inlets will discourage rodent activity. Once this work is completed, snap traps baited with peanut butter should be installed and monitored. The absence of rodents in the traps typically means that the rodents have been excluded from the area.

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



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

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

Sincerely,

Terry Clark
206-660-9200
Clark Inspections

Report: Anzees Khan & Ramiza Saheed

Confidential Inspection Report
17512 NE 137th St.
Redmond, WA 98052

April 10, 2023

Prepared for: Anzees & Ramiza Khan & Saheed

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

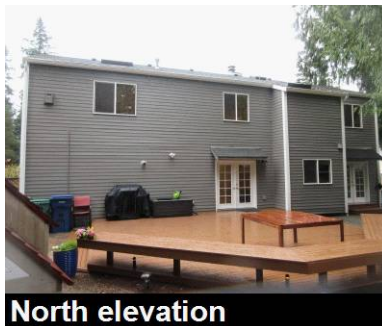
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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 4/10/2023.
INSPECTOR'S NAME: Terry Clark.
CLIENT NAME: Mr. Anzees Khan & Ms. Ramiza Saheed.
MAILING ADDRESS: 17512 NE 137th St.
Redmond WA.
CLIENT E-MAIL ADDRESS: anzees.khan@americanseafood.com; r.saheed@hotmail.com.
ADDRESS OF PROPERTY INSPECTED: 17512 NE 137th St.
Redmond WA.



CLIMATIC CONDITIONS:

WEATHER: Overcast, Rain.
APPROXIMATE OUTSIDE TEMPERATURE: 45 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF BUILDING: The building is approximately 39 years old.
BUILDING TYPE: Two story single family residence.
SPACE BELOW GRADE: Crawlspc.

SCOPE, PURPOSE AND LIMITATIONS

RESIDENTIAL

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL COMMENTS

RECOMMENDATIONS

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

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

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

BUILDING CODES

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

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

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

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

BUILDING SITE

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

The following components were inspected:

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

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

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

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

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

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

The wooden divider separating the concrete driveway sections has deteriorated to a point where it is a trip hazard. Replacement with mortar is recommended.

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

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

**PATIO**

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

The patio sections have settled differentially. The patio remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Grinding down the raised edges of the concrete will mitigate the hazard. Repairs should be made as necessary.

The wooden dividers separating the concrete patio sections will eventually deteriorate to a condition where the gaps would be a trip hazard. Replacement with mortar is recommended.

**WALKWAY**

The walkway has cracked and settled differentially. This was probably caused by inadequate preparation of the soil prior to the placement of the concrete. This condition can be repaired by pressure grouting the sunken portion of the walkway or by removing and replacing it. Grinding down the raised edges of the concrete will also mitigate the hazard. The walkway remains functional despite this condition. However, the raised edges of the concrete can be a trip hazard for some people. Repairs should be made as necessary.

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.



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:

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

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



SOFFITS AND OVERHANGS The roof lacks overhangs on the gable ends. Overhangs protect the exterior walls, windows, doors, siding and exterior finish from the ravages of direct rainfall. Houses without overhangs will generally require more frequent exterior maintenance and are also more likely to suffer from moisture related problems in the exterior walls. Regular maintenance of gutters, exterior finishes and caulking is recommended.

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

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.

DECK The deck is installed close to the ground making it more vulnerable to deterioration. The proximity of the deck to the ground also prevented an inspection of the deck framing.

Areas of rot damage and rot fungi was observed around the decks perimeter. Rot weakens the wood and can result in failure of the structure. Rotted portions of the deck should be repaired as necessary.



PORCH The porch is installed close to the ground making it more vulnerable to deterioration. The

EXTERIOR DOORS

proximity of the porch to the ground also prevented an inspection of the framing.
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:

<i>GENERAL INFORMATION</i>	The roofing material is asphalt composition shingles. The slope or pitch of the roof is medium. Metal gutters are used to collect the roof water drainage. The roof is approximately 14 years old.
<i>INSPECTION METHOD</i>	The roof was not accessible and therefore was inspected from the ground.
<i>SKYLIGHTS</i>	The skylights are properly installed and there was no evidence of leakage underneath them.
<i>FLASHINGS</i>	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.
<i>GENERAL COMMENTS</i>	The roofing material was properly installed and is in serviceable condition. With proper care and maintenance this roof should remain serviceable for up to 15 more years.

ATTIC

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

The following components were inspected:

ACCESS

The attic access is located in the hallway. Due to limited clearances, the attic was inspected from the access hole only.

VENTILATION

The attic is adequately vented.

MECHANICAL SYSTEMS

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



PEST CONTROL

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

GARAGE

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

ATTACHED GARAGE - The following components were inspected:

GARAGE FLOOR

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

OVERHEAD GARAGE DOORS

The garage is fitted with a single roll-up door. The garage door is properly installed and is performing its intended function.

GARAGE DOOR OPENER

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

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



FIRE SEPARATION

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

The installation of a furnace vent thimble is recommended to prevent flames from spreading to the structure.



Adjacent furnace plenum

PASSAGE DOOR

The door between the garage and living space is a solid core door. The door is properly

RECEPTACLES

installed and is in good condition, however, it lacks a self closing hinge. The installation of a self closing hinge is recommended as a safety upgrade.

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

ELECTRICAL SYSTEM

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

The following components were inspected:

ELECTRICAL SPECIFICATIONS	SYSTEM	The voltage is 120/240 single phase three wire service. The power is delivered to this building via an underground service lateral. The amperage rating of this service is 200. Copper wire is used throughout the building. 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.
UNDERGROUND LATERAL	SERVICE	The underground service lateral was not visible for inspection. However, there was 120/240 volt power to the building which suggests that it is functioning as intended.
SERVICE PANEL LOCATION		The service panel is located in the garage.
MAIN DISCONNECT LOCATION		There is no main disconnect. This is a split buss panel that has up to six disconnects.
SERVICE CONDUCTORS/CABLES/RACEWAY	ENTRANCE	The service entrance conductors are 4/0 aluminum and have an ampacity of 200 amps.
AYS		The service entrance conductors are properly installed and in serviceable condition.
SERVICE AMPACITY		The capacity of the electrical service is 200 amps. A 200 amp service is adequate for this house with the existing electrical equipment. There is also room to add additional circuits if necessary.
SERVICE GROUNDING AND BONDING		The service grounding electrode conductor attachment point was not visible for inspection. The adequacy of the service ground was not determined. The evaluation of this connection may require removal of finish materials and is beyond the scope of this inspection.
SERVICE PANEL		The electrical service panel is properly installed and in serviceable condition except where noted below.

One of the neutral wires is 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.

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.

There are electrical cables emanating from the service panel that are not clamped. The sharp edges of the panel box could cut through the wire insulation and cause a short circuit or fire. Clamping the cables to the panel box using approved cable clamps is recommended.



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

WIRING

breakers. The circuit breakers were not tested.

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

There is a junction box with a missing cover in the crawlspace. This is a fire/shock hazard. Covers should be installed on all junction boxes.

The Romex cable is not clamped where it enters the light/fan fixture chassis in the attic. This could result in a short circuit or fire. A Romex clamp should be installed at the point where the cable enters the fixture.

**RECEPTACLES**

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

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.

One of the receptacles in the kitchen is unprotected. The installation of GFCI protection for all of the kitchen receptacles is recommended.

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

The GFCI receptacle in the bathrooms 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.

AFCI RECEPTACLES

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

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

LUMINARIES

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

SWITCHES

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

CEILING FAN

Ceiling fans can fall from the ceiling if not properly installed. Verifying proper installation requires removal of the ceiling fan which is beyond the scope of this inspection. The fan should be installed on a special electrical box that is approved for use with a ceiling fan. The box should be securely fastened to the framing. The ceiling fans were tested and were functioning as intended.

HEATING SYSTEM

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

FORCED AIR HEATING SYSTEM - The following components were inspected:

<i>GENERAL INFORMATION</i>	Heat is provided by a natural gas fired forced air furnace. The furnace is located in the garage. The furnace is approximately 30 years old. The input rating of the furnace is 80,000 BTU. This BTU rating is typical of a home of this size and age.
<i>GAS PIPING</i>	The flex connector is properly installed and is performing its intended function.
<i>AUTOMATIC GAS VALVE</i>	The automatic gas valve or safety valve is designed to prevent the emission of fuel into the furnace if it does not detect heat for ignition. These valves are generally very reliable. The automatic gas valve was functioning as intended.
<i>IGNITION</i>	The furnace uses an electronic hot surface ignition. This component was functioning as intended.
<i>BURNERS</i>	The gas burners are properly installed and are functioning as intended.
<i>COMBUSTION AIR</i>	The combustion air provides the oxygen for the fuel burning appliances. Combustion air also aids in the movement of combustion gases up the flue. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside the house or from outside providing that the amount of air reaching the appliance is sufficient to maintain efficient combustion and draft. The combustion air supply is adequate.
<i>ELEVATION ABOVE GARAGE FLOOR</i>	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.
<i>HEAT EXCHANGER</i>	The heat exchanger is not visible without disassembling and removing it from the furnace. Cracks typically develop in heat exchangers after 10-20 years. Have your gas furnace technician check the heat exchanger during the next major service.
<i>DRAFT INDUCER</i>	The draft inducer pulls the combustion gases through the heat exchanger and pushes them up the vent connector into the flue. The draft inducer was functioning as intended.
<i>VENT</i>	The furnace uses a type B vent from the top of the furnace to the exterior. The visible portion of the B vent is properly installed and is functioning as intended.
<i>BLOWER</i>	The blower draws air from the return air ducts and pushes it over the heat exchanger where it is heated. The air is then pushed through the distribution ducts into the rooms. The blower was tested and was functioning as intended.
<i>AIR FILTER</i>	The air filters are located in the blower compartment. The air filters should be cleaned or replaced at least 2-3 times during the heating season.
<i>DUCTS</i>	The ducts are constructed out of sheet metal. The ducts are properly installed and are performing their intended function.
<i>THERMOSTAT</i>	The thermostat is properly installed and the unit responded to the basic controls. This is a programmable device with options for automatic temperature settings (up and down). Testing the automatic operations of this thermostat is beyond the scope of this inspection.
<i>GENERAL COMMENTS</i>	The furnace responded to the thermostats call for heat and all major components were functional however, the furnace is 30 years old and is nearing the end of its service life. The need for furnace replacement should be anticipated. This type of furnace should be serviced annually.

ON-DEMAND WATER HEATER

The following components were inspected:

<i>LOCATION OF UNIT</i>	The water heating unit is located in the garage.
<i>FUEL,CAP,AGE,RECOVERY</i>	The direct vent automatic instantaneous hot water heating unit fuel is natural gas. The input rating of the burner is approximately 180,000 BTU. The recovery rating is 184 gallons/hr. The water heating unit is approximately 9 years old.
<i>PRESSURE RELIEF VALVE</i>	The pressure relief valve is properly installed. The valve was not tested, as this could cause the valve to leak.
<i>SHUTOFF VALVE</i>	The shutoff valve for the water supply to the water heating unit is properly installed and is functioning as intended.
<i>WATER CONNECTIONS AT UNIT</i>	The water connections at the unit are properly installed and are performing their intended function.
<i>AUTOMATIC GAS VALVE</i>	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.
<i>BURNER</i>	The gas burner is properly installed and is functioning as intended.
<i>GAS PIPING</i>	The flex connector is properly installed and is performing its intended function.
<i>VENT</i>	The water heater is a sealed unit that uses a through the wall vent for combustion air and exhausting of combustion gases. The water heater vent is properly installed and is functioning as intended.
<i>COMBUSTION AIR</i>	The combustion air provides the oxygen for the fuel burning appliances. Combustion air also aids in the movement of combustion gases up the flue. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside the house or from outside providing that the amount of air reaching the appliance is sufficient to maintain efficient combustion and draft. The combustion air supply is adequate.
<i>SEISMIC RESTRAINT</i>	The water heater is secured to the wall. This prevents it from falling over during an earthquake and rupturing gas and water lines.
<i>ELEVATION ABOVE GARAGE FLOOR</i>	The burner of the water heating system is elevated at least 18" above the garage floor in accordance with industry standards. This elevation prevents ignition of gasoline fumes that might leak from cars, lawn mowers, gas cans, etc.
<i>GENERAL COMMENTS</i>	The direct vent automatic instantaneous water heating unit is properly installed and is performing its intended function.

KITCHEN

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

The following components were inspected:

<i>COUNTERTOPS</i>	The countertops are covered with slab granite. The counter tops are properly installed and are in good condition.
<i>CABINETS</i>	The finish on the kitchen cabinets is slightly worn. The cabinets are otherwise in good condition.
<i>FLOORING MATERIAL</i>	The floor is covered with hardwood. The floor is properly installed and is in good condition.
<i>VENTILATION</i>	Ventilation in the kitchen is provided by a fan built into the bottom of the microwave oven over the stove. The vent is ducted to the exterior. The vent fan is properly installed and is performing its intended function.
<i>SINK FAUCET</i>	The sink faucet is properly installed and is in good condition.
<i>SINK</i>	The kitchen sink is properly installed and is in good condition.
<i>DRAINS, TRAPS AND TRAP ARMS</i>	The sink drain is properly installed and is performing its intended function.
<i>AIR GAP</i>	An air gap is installed above the flood rim of the sink. This air gap protects the dishwasher from contamination caused by a backflow of waste water. The visible portions of the air gap were properly installed and functioning as intended.
<i>RANGE</i>	The range was tested and was functioning as intended.
<i>OVEN</i>	The gas oven is functional. Gas ovens produce carbon monoxide when turned on. Always run the exhaust fan when baking or broiling.
<i>MICROWAVE</i>	The microwave oven was tested and was functioning as intended.
<i>COOKTOP</i>	The cooktop burners were tested and were functioning as intended.
<i>DISHWASHER</i>	The dishwasher was tested and was functioning as intended.
<i>GARBAGE DISPOSAL</i>	The garbage disposal was tested and was functioning as intended.
<i>REFRIGERATOR</i>	The refrigerator is functioning as intended.
<i>RECEPTACLES</i>	All of the readily accessible receptacles were tested. Testing revealed defects requiring repair.
	One of the receptacles in the kitchen is unprotected. The installation of GFCI protection for all of the kitchen receptacles is recommended.

BATHROOMS

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

BATHROOM

LOCATION	Main Floor, Powder Room.
FLOORING MATERIAL	The floor is covered with hardwood. The floor is properly installed and is in good condition.
TOILET	The toilet was flushed and was functioning as intended.
SINK	The bathroom sink is properly installed and is in good condition.
DRAINS, TRAPS AND TRAP ARMS	The sink drain is properly installed and is performing its intended function.
FAUCET FIXTURES	The faucet fixture was tested and was functioning as intended.
CABINETS	The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.
COUNTERTOP	The countertop is a manufactured acrylic material. The countertop is properly installed and in good condition.
	The backsplash is not caulked. Cracking of the grout allows water to enter the gap between the back splash and counter and is difficult to clean. Caulking should be installed at this location.
VENTILATION	Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.
GFCI RECEPTACLES	GFCI protected receptacles were found in this bathroom.

BATHROOM

LOCATION	Upper Floor Hallway.
BATHTUB	The bathtub is properly installed and is in good condition.
TUB WALLS	The tub walls are properly installed and are in good condition. Most ceramic tile is applied directly over gypsum board rather than on a concrete board such as "Durock" or "Wonder Board". Where the tile is applied directly over the gypsum board, it is critical that the tile grout be maintained to prevent water intrusion behind the tile. Missing or cracked grout should be repaired. Inside corners, and penetrations in the tile should be kept sealed with a high quality caulk.
GLASS ENCLOSURE	The glass shower enclosure is labeled as tempered safety glass, is properly installed and in good condition.
FLOORING MATERIAL	The floor is covered with ceramic tile. The tile is properly installed and is in good condition.
	The grout is cracked at the intersection between the tub/shower and floor. This can lead to water damage to the flooring and substrate. Caulking this area with a flexible grout is recommended.
TOILET	The toilet was flushed and was functioning as intended.
SINK	The bathroom sink is properly installed and is in good condition.
FAUCET FIXTURES	The faucet fixtures were tested and were functioning as intended.
CABINETS	The finish on the bathroom cabinet is slightly worn. The cabinet is otherwise in good condition.
COUNTERTOP	The countertop is a manufactured acrylic material. 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.

VENTILATION

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

GFCI RECEPTACLES

GFCI protected receptacles were found in this bathroom.

BATHROOM

LOCATION

Primary Bedroom.

SHOWER

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

GLASS ENCLOSURE

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

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



FLOORING MATERIAL

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

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

TOILET

The toilet was flushed and was functioning as intended.

SINK

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

DRAINS, TRAPS AND TRAP ARMS

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

FAUCET FIXTURES

The faucet fixtures were tested and were functioning as intended.

CABINETS

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

COUNTERTOP

The countertop is covered with granite tile. The countertop is properly installed and in good condition.

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

VENTILATION

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

SUPPLEMENTAL HEAT

An electric resistance radiant heating system is installed in the floor. The heating system was tested and was functioning as intended.

GFCI RECEPTACLES

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

LAUNDRY ROOM

Appliances are tested when present and when circumstances allow.

The following components were inspected:

APPLIANCES

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

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

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:

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

INTERIOR

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

The following items were inspected:

GENERAL COMMENTS

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

STAIRS

The stairs were used several times during the inspection. The stair components are properly installed and no deficiencies were noted during use. A handrail is installed and is securely attached.

WALLS AND CEILINGS

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

DOORS

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

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

CLOSET DOORS

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

WINDOWS

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

The lower window glass is not labeled as tempered safety glass. The existing glass is nonconforming by current building standards and would be hazardous if broken. The installation of safety glass is recommended as a safety upgrade for all windows less than 18" from the walking surface.



SMOKE DETECTORS

There is a smoke detector inside each of the bedrooms and in the hallway outside of the bedrooms on the upper and lower floors.

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

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

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

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

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

DOOR BELL

The doorbell was functioning as intended.

BAR SINK

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

SINK FAUCET

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

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

FIREPLACES, WOOD STOVES AND SPACE HEATERS

The following components were inspected:

METAL FIREPLACES

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

The family room fireplace is a factory built, direct vent, gas appliance. The firebox is sealed from the home interior which makes it more efficient and prevents combustion gases from spilling into the building. 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.

DAMPERS

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

ENVIRONMENTAL ISSUES

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

The following items may exist in this building:

CARBON MONOXIDE

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

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

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

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

FORMALDEHYDE

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

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

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

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

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

ASBESTOS

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.

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

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

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

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

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

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

INSULATION

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

The following items were inspected:

ATTIC INSULATION

The attic is insulated with blown in fiberglass insulation and with fiberglass batt insulation. The approximate R value of this insulation is 27. This provides good resistance to heat transfer.

SKYLIGHT

The skylight shaft is not insulated. This condition will result in significant heat loss. The installation of additional attic insulation around the skylight shafts is recommended.



WALL INSULATION

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

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.



DUCT INSULATION

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

STRUCTURE

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

The following components were inspected:

GENERAL INFORMATION

The foundation is constructed from poured in place concrete. A perimeter foundation wall supports the exterior walls of the building. Interior load bearing components are supported by pier footings and/or continuous spread footings. The floor structure is constructed out of wood joists. The subflooring is plywood. The stud walls are constructed from 2 X 6 dimensional lumber. The exterior wall sheathing is plywood. The roof structure is constructed out of manufactured trusses. The roof sheathing is oriented strand board (OSB) installed over a layer of open sheathing.

FOUNDATION

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

MUDSILL

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

ANCHOR BOLTS

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

BEAMS AND POSTS

The beams and posts are properly installed and are performing their intended function.

FLOOR JOISTS

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

SUBFLOORING

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

WALLS

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

ROOF STRUCTURE

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

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:

<i>CRAWLSPACE ACCESS</i>	The crawlspace access is located in the closet under the stairs. The crawlspace was entered and all accessible areas were inspected.
<i>MOISTURE</i>	The soil was damp under the vapor barrier, however, no evidence of water intrusion or standing water problems was observed.
<i>VENTILATION</i>	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.
<i>VAPOR RETARDER</i>	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.
<i>PEST CONTROL</i>	There is evidence of rodent activity in the crawlspace. The first step in eliminating rodents from the crawlspace is to seal all possible entry points using wire mesh, caulking, wood, stainless steel wool, aerosol foam or mortar. Careful work sealing cracks, holes, gaps, and covering ground water drain inlets will discourage rodent activity. Once this work is completed, snap traps baited with peanut butter should be installed and monitored. The absence of rodents in the traps typically means that the rodents have been excluded from the area.

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

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

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

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

There should be no soil to wood contact in any part of the 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.

