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HOME INSPECTION REPORT

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Auburn WA 98092

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APRIL 9, 2020

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Thank you for choosing Mountains to Sound Home Inspection.

Please carefully read through the entire inspection report. We are happy to assist with additional question you may have.

This report is based on a visual inspection of the building at the time and date of the inspection. Given the limited time allowed for an inspection, please do not expect that every concern or issue will be noted. Conditions of an occupied home can change after an inspection or sellers items may obscure our view of other defects. We strongly recommend that you and/or your representative carry out a final walk through immediately before closing to check the condition of the property.

Listed with most items of concern is a recommendation for a trade specialist. For your safety and liability, these concerns should be evaluated by the appropriate contractors prior to closing. Further recommendations may be given by a specialist. Lastly, we recommend obtaining at a minimum a full 1 year warranty as additional items for repair are likely to come about within that time. Here is a video walk-through on How to Read Your Inspection Report.

SUMMARY

15

LOW PRIORITY

14

MEDIUM PRIORITY

3.5.1 Exterior - Exterior Siding Notes: Minor Damage
3.5.2 Exterior - Exterior Siding Notes: Touch-up Paint/Caulk
3.6.1 Exterior - Foundation as Viewed from the Exterior: Small cracks
3.7.1 Exterior - Fascia, Trim & Eaves: Damaged/deteriorated fascia
3.7.2 Exterior - Fascia, Trim & Eaves: Sections of fascia or wood trim are weathered
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4.2.1 Roof - Composition Shingle Roof Notes: Minor Damage to Shingles
4.2.2 Roof - Composition Shingle Roof Notes: Soft Spots in Sheathing
4.3.1 Roof - General Observations: Roof Patch
4.4.1 Roof - Vents & Flashings: Drip edge loose
4.5.1 Roof - Gutters & Drainage: Gutters Dented/damged
5.5.1 Garage(s) - Slab Floor: Full of storage slab blocked
5.8.1 Garage(s) - Walls and Ceiling: Prior moistue stains
8.1.1 Water Heater & Plumbing - Water Heating System: Nearing expected life
8.1.2 Water Heater & Plumbing - Water Heating System: Too close to combustible material
8.1.3 Water Heater & Plumbing - Water Heating System: PRV Pipe Threaded
8.2.1 Water Heater & Plumbing - Main Water Shut-Off, Distribution & Supply: Galvanized Plumbing Present
11.4.1 Bathrooms - Tub-Shower: Missing or deteriorated caulk/grout
11.5.1 Bathrooms - Toilet: Functional but loose
12.4.1 Laundry - Sink: Faucet leaks around the stem
12.9.1 Laundry - Walls & Ceiling: Water stain/damage under sink
13.2.1 Interiors, Windows & Doors - Doors: Door striker plate
13.2.2 Interiors, Windows & Doors - Doors: Door hardware needs adjusting
13.4.1 Interiors, Windows & Doors - Walls and Ceiling: Normal wear and tear
13.11.1 Interiors, Windows & Doors - Outlets, Electrical: Damaged Outlet
14.6.1 Attic - Common Observations: Wasp Nest
15.1.1 Crawlspace, Foundation, Structure & Basements - Crawlspace Notes: No subfloor insulation

15.2.1 Crawlspace, Foundation, Structure & Basements - Foundation: Small cracks

1: POSITIVE ATTRIBUTES OF THE HOME

Information

Roof
Architectural Roof

Furnace
Recently Serviced

Addition Features
Wood Burning Fireplace

Description

1968 built home with 3 bedrooms and 1.5 baths. Featuring: Fully fenced backyard, recently serviced furnace, attic storage, well tended lawn, and a wood burning fireplace. Located near Game Farm park, Chinook Elementary, and Muckleshoot Casino Resort.

2: INSPECTION DETAILS

Information

Start Time
9am

In Attendance
Inspector Only

Occupancy
Vacant

Style
Single Level

Weather Conditions
Clear

Year Built
1968

Temperature
40-50 degrees

Type of Building
Single Family

The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.

Notice to Absent Clients

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult to understand. Since you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify with us anything that you believe we may have said.

3: EXTERIOR

Information

Driveway, Walkways & Patio: Driveway Acceptable

The driveway is in acceptable condition.

Driveway, Walkways & Patio: Walkway Acceptable

The walkways are in acceptable condition.

Exterior Siding Notes: Siding Type

Wooden Siding

Crawlspace Vents: Crawlspace Vents

Vents were acceptable.

Doorbell: Acceptable

The doorbell is functional and works on demand.

Fences & Gates: Acceptable

The fences are were in acceptable condition.

Fences & Gates: Gates in acceptable condition

The gates were in acceptable condition.

General Comments: Exterior comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. In the past, we have discovered leaking windows while it was raining that may not have been otherwise apparent. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Grading & Drainage: General Grading Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Exterior Siding Notes: Acceptable

The exterior house wall finish is generally in acceptable condition. Any exceptions will be noted below.

Foundation as Viewed from the Exterior: Exterior View

The foundation was in acceptable condition as viewed from the exterior. Any exceptions will be noted.

Fascia, Trim & Eaves: Acceptable

The fascia boards, trim and eaves are in acceptable condition. Any exceptions will be noted below.

Exterior Plumbing: Hose bibs Functional

The hose bibs that were found and accessible were functional. Any exceptions will be noted.

Downspouts: **Acceptable**

The downspouts appear to be in acceptable condition. Any exceptions will be noted below. We recommend downspouts always drain away from the structure and foundation

Exterior Doors: **Exterior Doors Acceptable**

The exterior doors were in acceptable condition. Any exceptions will be noted.

Exterior Chimney: **Serviceable Condition**

The exterior chimney was in serviceable condition. See additional notes in the roofing section of this report.

Lights: **Acceptable**

The lights outside the doors of the residence are functional. Any sensor or light sensitive fixture lights were not tested.

Limitations

Site & Other Observations

AUXILIARY STRUCTURES

I did not evaluate auxiliary structures as part of this inspection: such as tool sheds, storage sheds, above ground pools etc.

Observations

3.5.1 Exterior Siding Notes

Low Priority

MINOR DAMAGE

FRONT LEFT

There are a few small maintenence dings in the house finish that need to be patched.

Recommendation

Contact a qualified professional.

3.5.2 Exterior Siding Notes

Low Priority

TOUCH-UP PAINT/CAULK

A few spots around the house should be painted and/or re-caulked.

Recommendation

Contact a qualified handyman.

3.6.1 Foundation as Viewed from the Exterior

Low Priority

SMALL CRACKS

VARIOUS LOCATIONS AROUND HOME

Smaller cracks, within normal tolerances were visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the performance of the foundation. Recommend sealing and monitoring.

Recommendation

Recommend monitoring.

3.7.1 Fascia, Trim & Eaves

Medium Priority

DAMAGED/DETERIORATED FASCIA

REAR LEFT

The fascia is damaged or deteriorated. We recommend repairing this condition.

Recommendation

Contact a qualified professional.

3.7.2 Fascia, Trim & Eaves

Low Priority

SECTIONS OF FASCIA OR WOOD TRIM ARE WEATHERED

ROOF TRIM SECTION

Sections of the fascia board or wood trim around the residence are slightly weathered, and should be serviced as necessary to prevent further deterioration. Service such as scraping, repainting and sealing.

Recommendation

Contact a qualified handyman.

3.7.3 Fascia, Trim & Eaves

Medium Priority

SECTIONS OF FASCIA & TRIM MOISTURE DAMAGED

FRONT EAVE

Sections of the fascia board or wood trim are weathered, moisture damaged and should be serviced or replaced as necessary by a qualified professional contractor to help prevent further wear or deterioration.

Recommendation

Contact a qualified handyman.

3.10.1 Exterior Doors

Low Priority

PORCH FLOORING MOISTURE STAINED

We observed moisture staining to the flooring in the front covered porch area. The flooring was functional as there looked to be concrete directly beneath it. Recommend further evaluation and repair/sealing as needed.

Recommendation

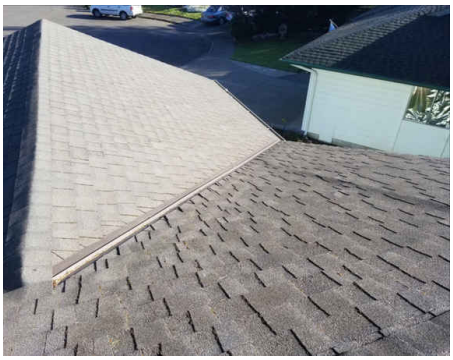
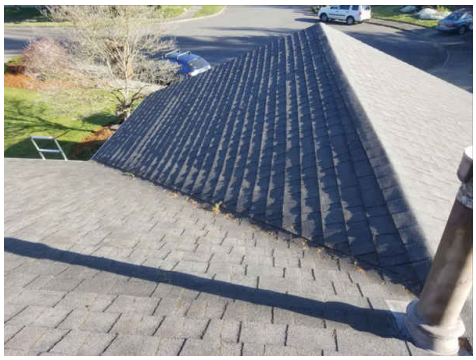
Contact a qualified professional.

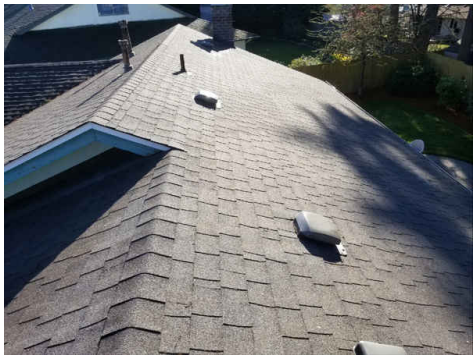
4: ROOF

Information

Chimney On Roof & Photo:
Chimney Photo

Method of Evaluation & Photos: **Method of Evaluation & Photos**
Walking on its surface



Composition Shingle Roof Notes: Acceptable

The roof is in generally acceptable condition. Any exceptions will be noted below. NOTE: This is not guarantee against leaks.

Composition Shingle Roof Notes: Estimated Age

15+ Years Old

Because the exact installation date is unknown, this is an estimated guess of the age of the roof based on the current condition of the roof.

Composition Shingle Roof Notes: General Comments and Description

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Vents & Flashings: Acceptable

The roof flashings and vents are in acceptable condition where viewed. They appear to consist of metal flashing around roof penetrations and in valleys.

Gutters & Drainage: Acceptable

The gutters appear to be in acceptable condition. Any exceptions will be noted below.

Chimney On Roof & Photo: Acceptable

The the chimney above the roof is in acceptable condition. Any exceptions will be noted.

Observations

4.2.1 Composition Shingle Roof Notes

Low Priority

MINOR DAMAGE TO SHINGLES

There were one or more shingles that had minor damage. Recommend repairs as needed.

Recommendation

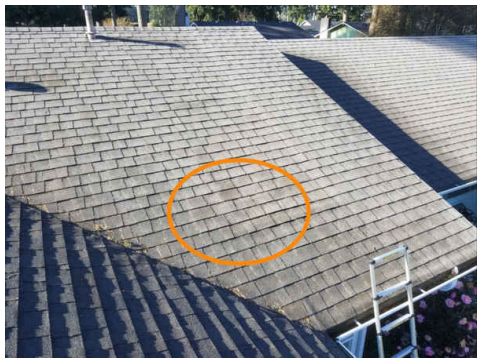
Contact a qualified roofing professional.

4.2.2 Composition Shingle Roof Notes

SOFT SPOTS IN SHEATHING

Medium Priority

Soft spots in the sheathing was observed in one or more areas. Further revaluation and repairs are recommended as needed.



4.3.1 General Observations

ROOF PATCH

Medium Priority

Repairs and/or patches have been made to the roofing material in several areas. We cannot determine the reason or condition of the repairs. Monitoring is advised for future issues or conditions. An additional evaluation of the roof would be appropriate.

Recommendation

Contact a qualified professional.

4.4.1 Vents & Flashings

DRIP EDGE LOOSE

Medium Priority

OVER FRONT PORCH

A section of drip edge is loose and should be repaired as necessary.

Recommendation

Contact a qualified handyman.

4.5.1 Gutters & Drainage

GUTTERS DENTED/DAMGED

Low Priority

REAR SIDE

The gutters are dented or damaged. Recommend Servicing as needed.

Recommendation

Contact a qualified professional.

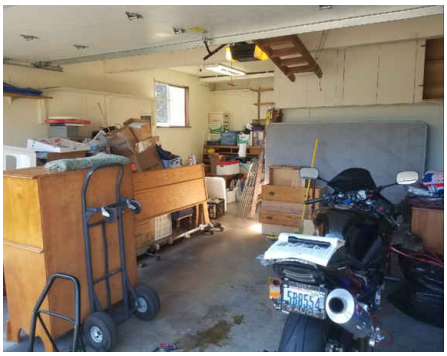
5: GARAGE(S)

Information

Picture and size of garage: **Picture and size of garage**

Multi Car Garage

The garage and its components were evaluated.



Automatic Opener: **Acceptable**

The automatic garage door opener is acceptable.

Automatic Opener: **Safety lights - Acceptable**

The garage door safety lights open the door when obstructed.

Garage Door & Hardware: **Acceptable**

The sectional garage door and its hardware are functional.

Firewall Separation: **Acceptable**

The firewall separating the garage from the residence is functional.

Walls and Ceiling: **Acceptable**

The visible walls and ceiling are in acceptable condition.

Windows: **Acceptable**

The windows are functional.

Outlets, Electrical Observations: **Acceptable**

The outlets were in acceptable condition.

Entry Door Into the House: **Acceptable**

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Slab Floor: **Acceptable**

The visable garage slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

Parking Space: **Check parking space to accommodate your vehicles**

It would be prudent for you to see that the parking space is adequate to accommodate your vehicles.

Observations

5.5.1 Slab Floor

Low Priority

FULL OF STORAGE SLAB BLOCKED

The garage is too full of storage to permit a clear view of the entire slab. I recommend evaluating the floor yourself once the storage is removed.

Recommendation

Recommended DIY Project

5.8.1 Walls and Ceiling

Low Priority

PRIOR MOISTUE STAINS

Prior mosture stains were observed but appeared to be dry at the time of the inspection. Recommend monitoring.

Recommendation

Recommend monitoring.

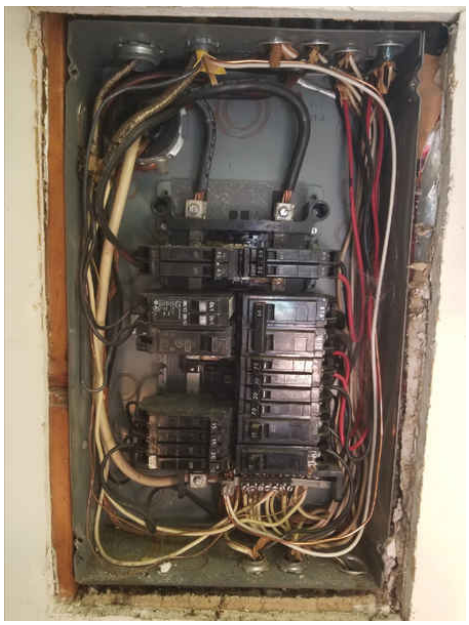
6: MAIN ELECTRICAL PANEL

Information

Service Entrance: Main Lines
Underground

Service Entrance: Main Lines Acceptable
The electrical service entrances are acceptable.

Panel Size, Location & Photo: Panel Amps, Location and Picture
125, Garage



Panel Cover Condition: Acceptable
The electrical panel cover is in acceptable condition.

Wiring Notes: Electrical Service Conductors
Copper, 120/240 volt

Wiring Notes: Acceptable
The visible portions of the wiring have no deficiencies.

Circuit Breakers: Acceptable
There are no visible deficiencies with the circuit breakers.

Panel Size, Location & Photo: Earth Ground
The panel is grounded to a water pipe at the water heater.

The main panel groundingwas observed and found to be in good repair andof adequate function at the time of the inspection.

Main Panel Notes: Acceptable
The panel and its components have no visible deficiencies. Any exceptions will be noted below.

Main Panel Notes: Older Split Bus
The load center service panel was a split bus type in which a breaker located in an upper cluster of circuit breakers controlled power to another cluster of breakers located lower in the panel.

Wiring Notes: Romex wiring
Based on what is visible the residence appears to be wired predominantly with a modern vinyl conduit known as Romex.

7: HEATING SYSTEM

Information

General Notes & Photos: Energy Source/Type

Gas

General Notes & Photos: Equipment Photos

Furnace Notes: Year

2006

Furnace Notes: Power Source/Type

Gas

Vent Pipe: Acceptable

The gas furnace vent pipe is in acceptable condition.

Thermostats: Acceptable

The thermostats were functional at the time of the inspection.

Registers: Acceptable

The air supply registers are reasonably clean and appear functional.

Furnace Notes: Acceptable

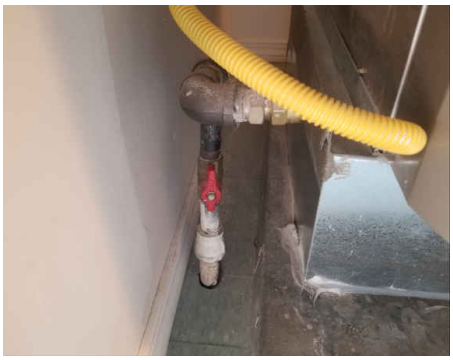
The furnace was functional and responds when prompted at it's thermostat. I recommend further review from a qualified HVAC technician for more information or a detailed evaluation, at least before the close of escrow, or as you feel necessary.

Age Related Notes: Functional 3rd trimester of design 14-19 years of age

The HVAC system is functional and in the 3rd trimester of its design life and will need to be more closely monitored, serviced annually, and should have its filter changed every two to three months.However, it would also be wise to keep a home protection policy current.

Gas Valve & Connector: Acceptable

The gas valve and connector are in acceptable, visible condition, however the valve itself was not turned or operated.



Combustion-Air Vents: Acceptable

The combustion-air vents appear to be adequate to support complete combustion.

Ducting: Acceptable

The easily visible ducts have no visible deficiencies. Any exceptions will be noted.

Return-Air Compartment: Acceptable

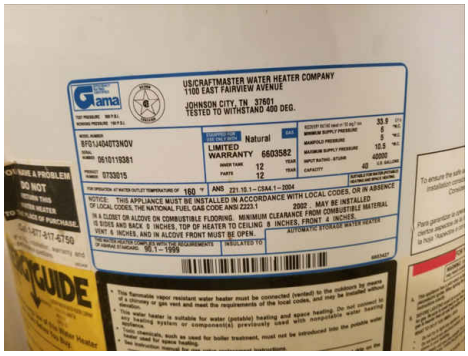
The return-air compartments are in acceptable condition. I recommend changing the filters every 30 - 60 days or as required by the manufacturer. Any interior or internal HVAC system filters were not evaluated as part of this inspection. This includes any filters located within the interior air handler or furnace unit where located in the attic, garage or a closet etc.

8: WATER HEATER & PLUMBING

Information

Water Heating System: Energy Source/Type
Gas

Water Heating System: Year
2006



Water Heating System: Location
Washer/dryer area

Water Heating System: Capacity
40

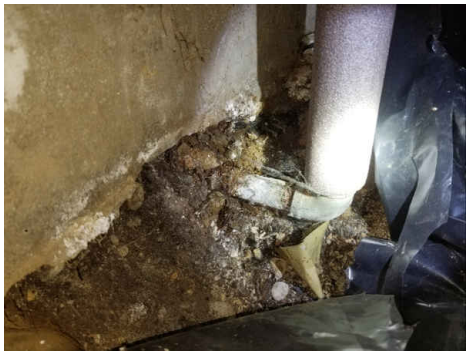
Water Heating System: Seismic Straps Present
Seismic straps were installed as recommended.

Water Heating System: Drain Valve-Acceptable
The drain valve is in place and presumed to be functional.

Main Water Shut-Off, Distribution & Supply: Main Water Shut off Location
Not found

Main Water Shut-Off, Distribution & Supply: Water Meter Location
Unknown

Main Water Shut-Off, Distribution & Supply: Water Supply Material To House
Galvanized



Drain, Waste, & Vent Systems: Waste pipe Material
ABS

Gas Components: Main Gas Shut-off Location
Meter

Water Heating System: **Manufacturer and picture**

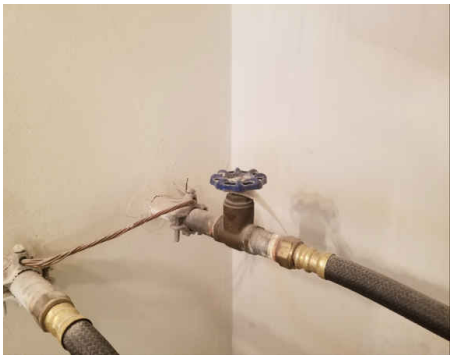
Whirlpool

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Water Heating System: **Water Shut-Off Valve & Connectors**

The shut-off valve and water connectors appear functional, but was not tested.



Water Heating System: **Gas Shut-Off Valve & Connector**

The gas control valve and its connector at the water heater were not moved but appear functional.

Main Water Shut-Off, Distribution & Supply: **Plumbing acceptable**

The plumbing was generally in acceptable condition. Any exceptions will be noted low.

Main Water Shut-Off, Distribution & Supply: **Water Distribution Material**

Galvanized

A representative amount of the plumbing distribution system was observed and found to be in good repair.

Main Water Shut-Off, Distribution & Supply: **House Pressure PICTURE-Acceptable**

The pressure at the street was within industry standards, between 40 and 80 and a regulator is not required on the plumbing system.

Drain, Waste, & Vent Systems: **Acceptable**

Based on industry recommended water tests, the drainpipes are functional and acceptable at this time and functional drainage was noted. However, only a video-scan of the main drainpipe could confirm its actual condition which is beyond the scope of a general home inspection. Any exceptions will be noted below.

Drain, Waste, & Vent Systems: **Side Sewer Notes**

For a full evaluation of the waste line, we recommend that a sewer scope be completed.

Gas Components: **Gas Supply Pipes-Acceptable**

The visible portions of the gas pipes and their supports appear to be in acceptable condition.

Observations

8.1.1 Water Heating System

Medium Priority

NEARING EXPECTED LIFE

The water heater is near the average expected life of 15 years. Replacement may be needed in the near future.

Recommendation

Contact a qualified plumbing contractor.

8.1.2 Water Heating System

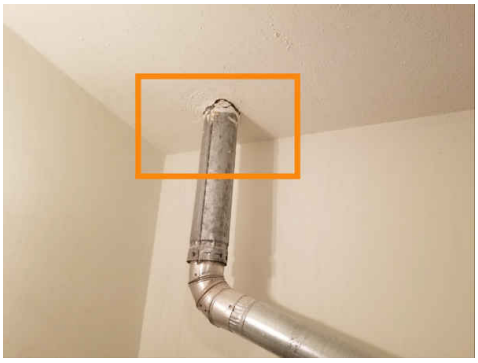
Medium Priority

TOO CLOSE TO COMBUSTIBLE MATERIAL

The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.

Recommendation

Contact a qualified plumbing contractor.

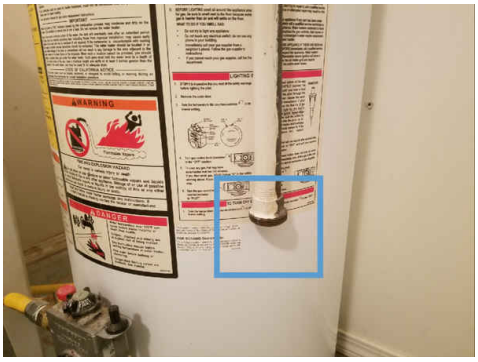


8.1.3 Water Heating System

Low Priority

PRV PIPE THREADED

The discharge pipe from the temperature/pressure relief valve was threaded on it's outlet end. A thread at this location is not in accordance with today's standards. This tempts uninformed persons to plug or cap the end if a drip occurs. We recommend a proper pipe without threads be installed in accordance with industry standards.



Recommendation

Contact a qualified professional.

8.2.1 Main Water Shut-Off, Distribution & Supply

Low Priority

GALVANIZED PLUMBING PRESENT

Galvanized plumbing was observed in on or more areas of the home. This material has a limited life is know to develop low water pressure and leaks. Pressure and flow were noted to be acceptable at the time of inspection, but we recommend monitoring.

Recommendation

Contact a qualified plumbing contractor.

9: KITCHEN

Information

Kitchen-PICTURE

Sink and Faucet: Acceptable

The kitchen sink and faucet are functional.

Trap and Drain: Acceptable

The kitchen trap and drain are functional. No leaking was noted.

Countertop: Acceptable

The visible areas of the kitchen countertops were functional.

Exhaust Fan Notes: Acceptable

Vents Internally

The kitchen exhaust fan was functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Cabinets: Acceptable

The cabinets are functional, and do not have any significant damage.

Outlets, Electrical Observations: Acceptable

The outlets functioned as intended.

Lights, Wall Switches: Acceptable

The wall switches are functional.

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Sink and Faucet: Water temp

The Water temp at the Kitchen Faucet is Currently noted in the photo below. The U.S. Consumer Product Safety Commission (CPSC) urges all users to keep their water heater temps at 120 degrees Fahrenheit to prevent scalding and bacteria prevention reasons.

Valves and Connectors: Acceptable

The kitchen valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

10: KITCHEN APPLIANCES

Information

Range: **Acceptable**

The range is functional.

Range: **Range type**

Electric range

Refrigerator: **Acceptable**

The fridge was functional and achieved acceptable fridge and freezer temperatures. This is a limited courtesy fridge inspection you should ask the sellers about its full operation. You should make sure to set your fridge at appropriate temps.

Dishwasher: **Acceptable**

The dishwasher is functional, completes an entire cycle, drains properly and no leaking was noted.

Garbage Disposal: **Acceptable**

Garbage disposal was functional and ran quietly at the time of the inspection.

Built in Microwave: **Acceptable**

The built in microwave was functional during the inspection, but I did not test it for leakage, which would require a specialized instrument. However, their power diminishes over time, and the specific measurement of the microwaves, as well as their containment within the unit, requires specialized instruments, which is beyond the scope of our service.

11: BATHROOMS

Information

Sink and Faucet: Acceptable

The sinks were functional.

Trap and Drain: Acceptable

The trap and drain are functional. No leaking was noted.

Toilet: Acceptable

The toilets were functional, flushes properly and no leaking noted.

Countertop: Acceptable

The countertops were functional.

Cabinets: Acceptable

The cabinets are functional, and do not have any significant damage.

Exhaust Fan: Acceptable

The bathroom exhaust fan is functional and works on demand.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Windows: Acceptable

The windows are functional.

Lights, Wall Switches: Acceptable

The ceiling/wall lights are functional.

Lights, Wall Switches: Acceptable

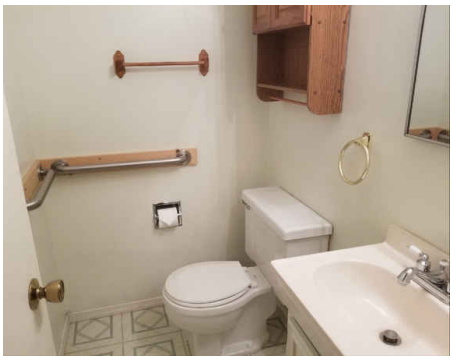
The wall switches are functional.

Outlets, Electrical Observations: Serviceable

All tested outlets were serviceable. Any exceptions will be noted.

Bathroom Photos

These photos are to show the condition of the bathrooms at the time of the inspection.



Bathrooms In Acceptable Condition

The bathrooms are overall in acceptable and serviceable condition. Any exceptions will be noted in their perspective areas.

Valves and Connectors: Acceptable

The valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Tub-Shower: Acceptable

The tub/shower is functional. Hot and cold water supply temperature was verified and no leaking noted.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

11.4.1 Tub-Shower

Medium Priority

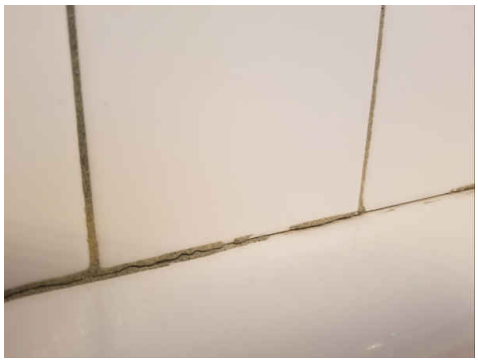
MISSING OR DETERIORATED CAULK/GROUT

RIGHT BATHROOM

The tub surround is has missing or deteriorated caulk/grout. Recommend caulking or sealing to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



11.5.1 Toilet

Medium Priority

FUNCTIONAL BUT LOOSE

RIGHT BATHROOM

The toilet is functional, but loose on the floor and should be secured by a qualified technician, for safety reasons and to prevent possible damage or leaking from around the toilet.

Recommendation

Contact a qualified plumbing contractor.

12: LAUNDRY

Information

Washer & Dryer: **Dryer power source**

220 Electric

Doors: **Acceptable**

The door is functional.

Walls & Ceiling: **Acceptable**

The walls and ceiling are in acceptable condition.

Lights, Wall Switches: **Acceptable**

The ceiling lights are functional.

Lights, Wall Switches: **Acceptable**

The wall switches are functional.

Outlets, Electrical Observations: **Serviceable**

All tested outlets were serviceable. Any exceptions will be noted.

Washer & Dryer: **Equipment photos**

Washer & Dryer: **Washer acceptable**

At the time of inspection the washer was working. It was ran momentarily on one cycle and and appeared to be working correctly. This is a limited washer inspection and you should ask the seller about all the appliances and ask about any issues.

Washer & Dryer: **Dryer acceptable**

The dryer was breifly tested and produced heat and appeard to be working on at least one cycle. Efficiency or capability was not tested. This is a limited Dryer inspection and you should ask the seller about all the appliances.

Dryer Vent: **Acceptable**

The visible dryer vent connection appears correct. NOTE: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

220 Volt Receptacle: **220 In-Use**

The 220 volt receptacle for the dryer is in use. Power supply was not tested at the outlet. I recommend you should evaluate this outlet style to be sure the dryer you plan on using here is compatible with it.

Sink: **Acceptable**

The laundry sink and faucet is functional and does not need service at this time. No leaking was noted during the inspection.

Trap & Drain: **Acceptable**

The washing machine drain line appears satisfactory but is not visible because it's behind or within the wall.

Valves & Connectors: Acceptable

The washing machine valves and connectors appear functional but were not tested. No leaking was noted. However, because they are not in daily use they typically become stiff or frozen.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Observations

12.4.1 Sink

Low Priority

FAUCET LEAKS AROUND THE STEM

The laundry sink faucet leaks around the stem while in use, which is indicative of a defective seal, and should be repaired or replaced as necessary.

12.9.1 Walls & Ceiling

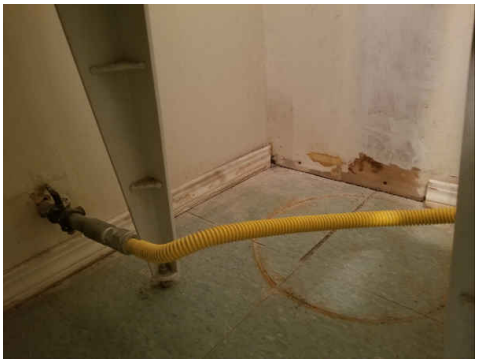
Low Priority

WATER STAIN/DAMAGE UNDER SINK

There is water staining behind the sink and it should be explained or further evaluated.

Recommendation

Contact a qualified professional.



13: INTERIORS, WINDOWS & DOORS

Information

Doors: Acceptable

The door(s) are functional.

Walls and Ceiling: Acceptable

The walls and ceiling are textured drywall and in acceptable condition.

Windows: Acceptable

The windows are functional.

Closet: Acceptable

The door(s) are functional.

Closet: Acceptable

The closet was inspected and appeared to be in acceptable condition

Ceiling Fan: Acceptable

The ceiling fan(s) worked on demand.

Fireplace Notes: Type of fireplace & Photo

Wood Burning

Lights, Wall Switches: Acceptable

The wall switches are functional.

Lights, Wall Switches: Acceptable

The ceiling lights are functional.

Outlets, Electrical: Acceptable

The outlets were functional and grounded. Exceptions will he noted.

Outlets, Electrical: Light switches acceptable

The light switches were functional during the inspection.

General Notes: Interior Photos

These photos are to show the condition of the interiors at the day of the inspection.

General Notes: Bedrooms Photos

These photos are to show the condition of the bedrooms at the time of the inspection.

General Notes: Interiors in Acceptable condition

Windows, doors, floor and fixtures were overall in acceptable and serviceable condition. This also includes wall, ceilings and and other surfaces. Any exceptions will be noted in their perspective areas.

Flooring: Acceptable

The floor is in satisfactory condition and has no significant visible defects.

Smoke & CO Detectors Notes: Smoke & carbon Monoxide present

Unless noted there was at least the minimally required amount of smoke and CO detectors in the living areas. Our recommendation is that smoke detectors be installed in each bedroom, outside of sleeping areas, and at least one on each floor. Carbon monoxide detectors should be on each floor. It is recommended they should be checked periodically for fire safety and replaced as necessary.

Fireplace Notes: Wood Burning Fireplace Acceptable

The Wood burning fireplace appeared to be in functional condition. Note that lighting fires is not part of a home inspection.

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector. This is our recommendation as well.

GFCI Notes: GFCI Overview

GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In Bathrooms, Kitchen, Garages, Exterior, Crawl Spaces and sump pump equipment.

Observations

13.2.1 Doors

DOOR STRIKER PLATE

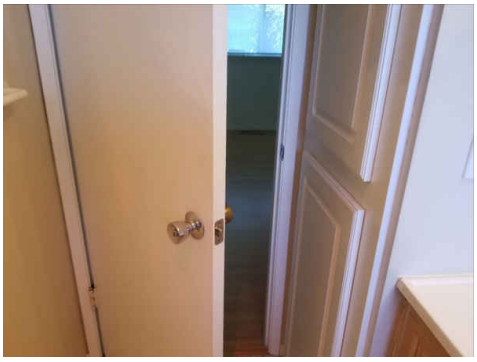
Medium Priority

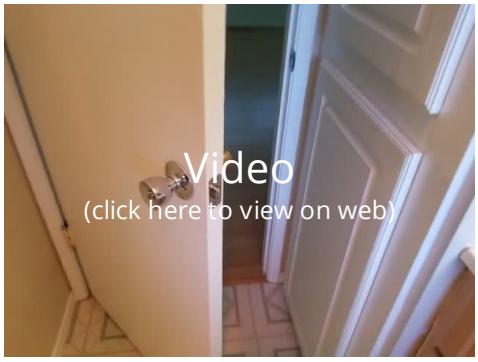
RIGHT BATHROOM

The door striker plate needs to be adjusted or installed for the striker pin to engage.

Recommendation

Contact a qualified handyman.





13.2.2 Doors

DOOR HARDWARE NEEDS ADJUSTING

Medium Priority

LOCK ON LEFT BATHROOM DOOR

One more doors have Hardware that is missing or in need repair or adjustment.

Recommendation

Contact a qualified professional.

13.4.1 Walls and Ceiling

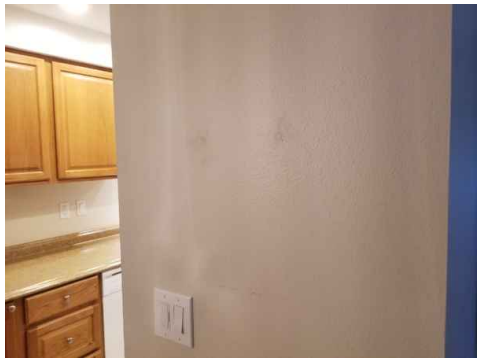
NORMAL WEAR AND TEAR

Low Priority

The walls or ceiling have minor cosmetic damage (scuffs, scrapes, nail holes etc) that you should view yourself and correct as desired.

Recommendation

Recommended DIY Project



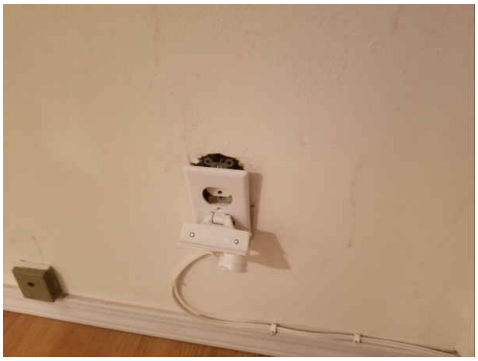
13.11.1 Outlets, Electrical

Medium Priority

DAMAGED OUTLET

LIVING ROOM

A damaged Outlet was observed. Recommend replacement.



Recommendation

Contact a qualified professional.

14: ATTIC

Information

Attic Access Location
Garage

Insulation Notes: Acceptable
Insulation is acceptable

Insulation Notes: Insulation Type
Loose-fill, Fiberglass

Exhaust Ducts: Acceptable
The visible portions of the exhaust ducts appear to be functional.

Plumbing Vents: Acceptable
The accessible plumbing vents were in acceptable condition.

Attic Photos

Method of Evaluation: Entered
The attic was evaluated by direct access to easily accessible areas, and viewed from easy vantage points. Vaulted ceilings have limited access.

Framing Notes: **Factory-built truss system - Acceptable**

The roof framing is in satisfactory condition. The roof framing consists of a factory- built wood truss system, comprised of components called chords, webs, and struts that are connected by metal gussets nailed in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Roof Decking Notes: **OSB decking-Acceptable**

The visible portions of the oriented strand board roof or OSB decking are in acceptable condition and should conform to the standards of the year in which they were installed.

Roof Decking Notes: **Plywood decking-Acceptable**

The visible portions of the plywood roof decking are in acceptable condition and should conform to the standards of the year in which they were installed.

Ventilation: **Ventilation - Acceptable**

Ventilation is provided by a combination soffit, gable or roof vents and should be adequate. However, contacting a qualified insulation contractor about having your attic ventilation upgraded could help lower energy costs by cooling down your attic during the warmer summer months.

Observations

14.6.1 Common Observations

Low Priority

WASP NEST

A wasp nest was observed in the attic. It did not appear to he active. Recommend removal as needed.

Recommendation

Contact a qualified professional.

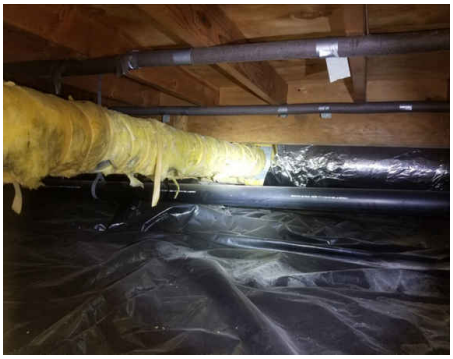
15: CRAWLSPACE, FOUNDATION, STRUCTURE & BASEMENTS

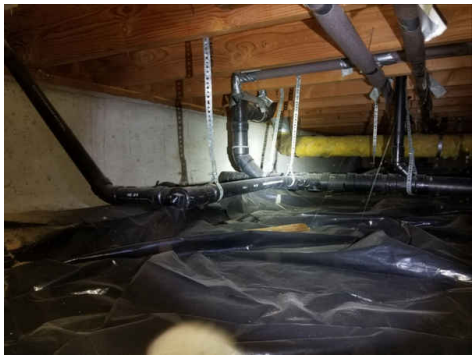
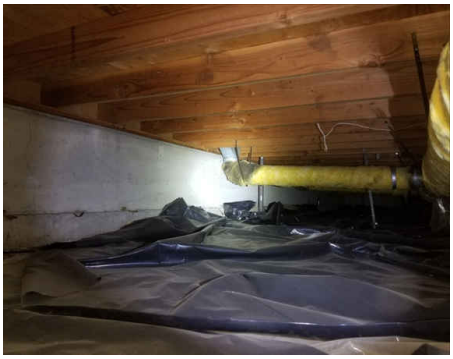
Information

Crawlspace Notes: **Crawlspace Access Location**
Garage

Foundation: **Inspection Method**
Crawlspace Entered

Crawlspace Notes: **Crawlspace Photos**



Crawlspace Notes: **Inspection Method**
Crawlspace Traversed

The inspector will enter and inspect all attic and crawlspaces that have no physical or safety limitations, and is limited to the comfort of the inspector.

Foundation: **Material/Type**
Concrete

Thefoundation showed only the normal signs of weathering and or cracking at the time of the inspection.

Foundation: **Foundation Acceptable**

The foundation was found to be in acceptable condition. Any exceptions will be noted below.

Sub-floor Structure: **Serviceable Condition**

The visible Beams, posts and piers and other sub-floor components were in acceptable condition at the time of the inspections. Any exceptions will be noted below.

Observations

15.1.1 Crawlspace Notes

Medium Priority

NO SUBFLOOR INSULATION

No subfloor insulation was installed. This is common for the age of the home. We recommend installing as a beneficial efficiency upgrade.

Recommendation

Contact a qualified professional.

15.2.1 Foundation

Medium Priority

SMALL CRACKS

Smaller sized cracks, within normal tolerances were visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the performance of the foundation.

Recommendation

Recommend monitoring.

16: GENERAL COMMENTS

Information

General Info

This report is the exclusive property of Mountains to Sound Home Inpection, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed in this report are those of Mountains to Sound Home Inspection, LLC and supersede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the Washington State Home Inspector Standards of Practice and those that I do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that I make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.All printed comments and the opinions expressed herein are those of the Inspection Company.

Scope of work

You have contracted with Mountains to Sound Home Inspection, LLC to perform a generalist inspection in accordance with the standards of practice established by the state of Washington and the International Association of Certified Home Inspectors (InterNACHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which is clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

MOLD is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread in the air then land and feed on organic matter. It has been in existence throughout human history and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture, and Your Home," by visiting their website at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

ASBESTOS is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer and is, therefore, a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

POPCORN CEILING- In early formulations, it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States,[1] popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-

bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1977. Inhaled in large quantities, asbestos fibers can cause lung disease, scarring of the lungs and lung cancer. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous.

RADON is a gas that results from the natural decay of radioactive materials in the soil and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their effects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to inquire about any high radon readings that might be prevalent in the general area surrounding your home.

LEAD poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes, it is a definite health hazard. Although rarely found in modern use, the lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

CRACKS AND WINDOWS Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Many environmental factors come into play when and if hermetic seals have failed and Unfortunately, it is not always apparent, which is why we disclaim an evaluation of hermetic seals or unnoticed fogging glass. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

All conditions are reported as they existed at the time of the inspection. The information contained in this report may be unreliable beyond the date of the inspection due to changing conditions.

17: REASONABLE EXPECTATIONS OF A HOME INSPECTION

Information

Setting Reasonable Expectations

Setting Reasonable Expectations When Things Go Wrong.

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect peoples decisions to purchase.

Contractors Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Dont be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he wont want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man In Theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Why Didnt We See It

Contractors may say I cant believe you had this house inspected, and they didnt find this problem. There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. Its impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. Were Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We dont perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.

18: REPORT CONCLUSION

Information

Conclusion

Congratulations on the purchase of your new home. Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service and trust that you will be completely satisfied with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

STANDARDS OF PRACTICE

Exterior
This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions, repairs are usually noted in the form seventeen.

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement.

Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed, the materials or their nature of construction and condition of the underneath cannot be determined. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

Roof
The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection.

These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period.

This report is issued in consideration a foregoing disclaimer in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that a annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Garage(s)
The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Main Electrical Panel
Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may

seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Heating System
Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below.

These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the Washington standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Safety devices are not tested by the inspector. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes a costly condition to address.

Water Heater & Plumbing
Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, 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. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Review of these systems could be performed by qualified specialists prior to closing of escrow.

Kitchen
Inspection of the stand alone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Bathrooms
Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their duct work are tested for their proper operation and examined where visible.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Interiors, Windows & Doors
Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. 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 items. In these cases some of the items may not be inspected.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Attic
Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Crawlspace, Foundation, Structure & Basements
Many of the dwellings structural elements and portions of it's mechanical systems are visible inside the Crawl Space. These include the foundation, portions of the structural framing, the distribution systems for electricity, plumbing and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area.

Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl Space during the rainy season.