

October 15, 2005

Mr. & Mrs. Tony & Emily Boxxxxxxx
1419 Bellevue Way East
Bellevue, WA 98000

RE: 14443 N.E. 60st. Street
Redmond, WA

Dear Mr. & Mrs. Boxxxx;

At your request, a visual inspection of the above referenced property was conducted on October 13, 2005. **This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects are not included in this report.** No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. A copy of the executed Inspection Confirmation comprising our agreement for inspection services is addressed on site and/or included in the report binder. Please take time to read the agreement.

SUMMARY REPORT

This summary report list significant findings that are in accordance with the American Society of Home Inspectors Standards of Practice, and should be addressed. Each item listed in this summary report references a section of the full report where additional information may be found. Other details are contained in the full report and we recommend that you read it in addition to this action summary. Contact us immediately if any questions arise.

INFORMATION NOTES

The Orientation of the Dwelling

For the purposes of direction, comments in this report are written as if the inspector were standing at the Front of the property and looking in from the main street, sidewalk or driveway. Front is front of the structure, Rear is the rear, Left is the left side and Right is on the right side. Roof, Exterior cladding, decks, eave or soffit comments are identified as "Upper and Lower areas" as necessary.

Important Information on the Scope of This Inspection

A. The presence or extent of building code violations was not the subject of this inspection nor was it included in this report. This is not a "code inspection". No warranty is offered on the legal use, or uses, of this building or property. Information with regard to these issues may be available from the appropriate building department and/or zoning agency.

B. Important information about this property may be a matter of public record. However, search of public records is not within the scope of a home inspection. We recommend review of all appropriate public records by the client, or the client's agent, should this information be desired.

C. The presence of extensive furnishings, stored personal items, pictures and decorations limited the scope of the inspection in some areas. For instance, the placement of furniture

prevented access to every receptacle or window. We recommend the our purchaser conduct a thorough pre-closing walk-through inspection before the close of escrow.

Summary Comments About The General Construction Of The Dwelling

The inspector judged this dwelling to be well built utilizing quality materials and workmanship. As with any structure, there were certain elements that were in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection.

Overall, it was our observation that this dwelling was in need of only typical maintenance and repair to some of the major elements, which if performed, will keep it in acceptable condition for years. Some additional minor reportable conditions could be discovered in the course of repairs, upgrading or when the home is vacant.

We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

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

Non-operational, defective, damaged, improperly installed items, safety or health issues, areas with limited viewing for a proper inspection, expensive and components that do not serve their intended function (**Significant Defects**) or (**Action Items Now**) are listed here in this section. Sellers may be required to make repairs by some real estate contracts. Each of these items will likely require further evaluation and repair by licensed contractors or specialists. Competitive estimates should be obtained in lieu of any cost advice offered here. We routinely recommend additional information be obtained from the sellers, form seventeen or other qualified persons where this inspection has concerns: Consult with your Realtor or Attorney about the following items:.

SITE AND GROUNDS

Pest Conditions

1. Plywood debris were observed adjacent to the house on the Right Rear Corner adjacent to the shed. This is rotted and slippery.

SUGGESTION: We advise that all wood debris especially wood products which have decayed be removed from the property.

BUILDING EXTERIOR

Crawl Space Ventilation Screens

2. A Crawl Space vent screen is torn or damaged where the air conditioning service lines has been modified through the wire mesh screen. This condition was observed on Left Side of the dwelling. Repair or replacement is recommended to help deny rodent or animal entry under the home.

Eaves and Soffits

Condition Perimeter Vents/Screens

3. The eaves and/or soffits are the areas the overhang the roof's edge. Perimeter Attic soffit vent screens were slightly torn.

SUGGESTION: We recommend that all damaged, torn screens be replaced. See the Right Side of the Garage, Right Rear Side of the Master Bedroom, the Rear Side above the Family Room french doors, and above the Front Left Bedroom

A. The eaves and/or soffits are the areas the overhang the roof's edge. One of the Attic soffit vents were obstructed by a piece of wood blocking the air flow. This piece of wood was installed to help prevent a bird entry.

SUGGESTION: The vent should be re-screened to ensure proper ventilation of the soffit vent as designed. This condition was observed above the Right Front Corner Bedroom.

ROOF

Gutters

Condition

4. The gutters were obstructed by accumulated debris. All of the debris should be removed immediately to ensure proper drainage at all times. The gutters should be kept clear to reduce the potential for back-ups and subsequent water penetration back onto the dwelling.

GARAGE STRUCTURE

Garage Door Openers

Condition

5. The Garage door openers raised and lowered the doors, but it did not stop or reverse when meeting resistance prior to full closure.

SUGGESTION: Upgrading or adjusting the openers with auto stop/reverse is recommended.

Receptacles

Electrical Receptacles

6. One of the receptacles has a damaged cover plate in this area adjacent to the hot water heater. Replacement is recommended for a safer operation.

GFCI

7. Ground Fault Circuit Interrupter receptacles were not installed and are required in this area for 3 plugs.

SUGGESTION: We advise more GFCI receptacles be installed where necessary.

A. A Ground Fault Circuit Interrupter receptacle was not installed adjacent to the hot water heater wall, which is designated for a refrigerator/freezer only.

SUGGESTION: If a GFCI receptacle is not going to be installed it must be labeled not GFCI protected and for a refrigerator/freezer only.

ELECTRICAL SYSTEM

Comments On The Main Service Panel

Enclosure

8. An open or unoccupied hole was observed in the main service panel where a "knockout" had been removed at the bottom Right Corner.

SUGGESTION: We recommend a hole metal cover plate be installed at this area.

HEATING SYSTEM

Venting System Condition

Condition

9. The flue pipe vent connector is lacking a mid-span support strap to the ceiling. The vent pipe should be properly supported with an additional strap where needed.

A. The double wall type "B" exhaust vent connector is installed too close to the combustible materials and is lacking a sheet-metal fire stop at the ceiling penetration. The vent should be properly provided with the adequate 1" clearances as required and a sheet-metal fire stop over

the open void around the vent pipe.

INTERIOR

Overall Commentary On The Fireplaces

Fireplace Damper

10. Despite our attempts to operate the damper inside the fireplace, using normal force, it would not move. The damper was stuck in the closed position. This can be a safety hazard if a fire is started.

SUGGESTION: We recommend that the damper be repaired to restore its normal operation.

BATHROOM(S)

Lights

11. A light in this room appears to have a burned out bulb.

SUGGESTION: We recommend that it be replaced and the light fixture be tested to confirm its proper operation. This was observed in the Hallway Bathroom.

KITCHEN

Electrical

Ground Circuit Interrupters

12. The Ground Fault Circuit Interrupter receptacles are missing. This could pose a safety condition and should be installed.

SUGGESTION: We advise GFCI receptacles be installed as a needed upgrade at least six feet from the sink as required.

Wiring

A. There was electrical cable (grey wire) in the cabinet that is not properly protected in conduit under the cooktop range.

SUGGESTION: Proper securing and/or protection in conduit is recommended as needed.

ROOM(S)

LAUNDRY ROOM

GFCI

13. The Ground Fault Circuit Interrupter receptacle was not installed. This could pose a safety condition and should be installed to improve safety adjacent to the laundry sink.

ATTIC

Attic Ventilation

Vents

14. Several of the soffit vents in the Attic are blocked with insulation batts over the Living Room and Master Bedroom. This is reducing air circulation into the Attic and is needed.

SUGGESTION: We recommend that they be repaired or cleared as necessary to ensure proper ventilation of the Attic area. Wind baffles are missing in the Attic and are needed.

NOTE: Wind baffles are usually pieces of cardboard stapled to the bottom of the rafters adjacent to the soffit vents. They prevent wind from blowing the insulation away from the ceilings and also prevent insulation batts from blocking the vents.

SUGGESTION: We recommend that they be properly installed where necessary to allow the needed air flow.

Appliance Vents

Condition Vent

15. The gas appliance vent is touching the roof deck sheathing which is a combustible surface.

Gas appliance vents are required to have a 1" clearance to combustibles and we recommend that this clearance be provided as per industry standards.

CRAWL SPACE

Building Foundation

16. The foundation footings have been undermined where the main sewer pipe exits the dwelling and where the main water supply enters this area.

SUGGESTION: We recommend filling these large opening voids with "pee gravel" to help deny a rodent access and more water entry under the foundation voids. This condition was observed on the Front Side of the Bedrooms and under the Laundry Room area.

Crawl Space Ventilation & Screen(s)

Condition Ventilation

17. The Crawl Space vent screens are partly blocked by the installation of the floor insulation batts under the Kitchen and Laundry Room. It is recommended that these areas of dropped insulation batts be supported up or modified to restore the needed ventilation of these areas.

Dryer Vent

Condition Dryer Duct

18. The dryer vent duct is not properly taped at each joint connection as required. This could allow excessive lint and moisture leakage into this area if it becomes disconnected again.

SUGGESTION: The dryer vent duct should be properly sealed with the approved rated tape to maintain its proper operation.

A. The dryer vent duct is not insulated. This could allow moisture or condensation into this area.
SUGGESTION: As an upgrade the dryer vent duct could be completely insulated as a preventive measure.

B. The dryer vent duct was disconnected in the past for a period of time. This allowed excessive lint and moisture accumulations into this area.

SUGGESTION: Cleaning-up all lint accumulations in this area is recommended due to it being flammable.

Vapor Barrier

Vapor Information

19. An adequate vapor barrier will create a dry air space between the damp soil and the subfloor framing, which will limit the amount of moisture that is able to rise into the subfloor framing. This reduces the possibility of future moisture damage and will also help keep the moisture content of the Crawl Space air at an equilibrium. The preferred material for use as a vapor barrier to cover the exposed soil in the Crawl Space is (6 mil) polyethylene plastic often referred to as "visqueen".

Condition

The soil was not completely covered by a vapor barrier and exposed soil was observed at various areas, adjacent to the access hatch and Den.

SUGGESTION: We recommend completion or stretching of the vapor barrier where necessary to cover all of the exposed soil.

A. The vapor barrier has been installed onto the base of the wood mudsill and foundation around the entire perimeter. This could allow moisture from the soil to deteriorate the wood mudsill below the plastic.

SUGGESTION: We advise that all of the plastic installed against the wood mudsill and foundation be cut down and removed and only installed to cover the exposed soil.

Floor Insulation

Condition

20. There were areas where the insulation has come loose and fallen down, leaving areas without insulation. See the areas under the Kitchen and Living Room.

SUGGESTION: All displaced or improperly installed insulation should be secured back in place, and new insulation installed where necessary.

Pest Control Issues In The Crawl Space

Condition

21. Evidence was discovered that indicated past rodent activity in the Crawl Space, feces droppings. While it is possible that no current infestation exists, bait or traps could be set and monitored.

SUGGESTION: The first step in eliminating rodents from the dwelling is to seal all openings which they can enter. Careful work in sealing cracks, gaps and openings with caulking, wire mesh screen, wood trim, gravel, and steel wool will help impede future rodent entry. Due to the minor pest control issues noted above we recommend that you consult a professional pest control company for a further inspection and treatments if necessary to help control future activity.

A. Cardboard on the independent support piers was left on the soil inside the Crawl Space area. Cellulose debris can easily harbor wood destroying organisms.

SUGGESTION: Removal of all material containing cellulose (cardboard) in direct contact with the soil is recommended to reduce a condition conducive to infestation by wood destroying organisms.

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

Any item that in the opinion of the inspector **that is need of repair or maintenance, but are not considered major defects are listed here.** Purchase contracts usually require acceptance of aged components if they serve their intended function, though additional negotiation sometimes may have to occur. We routinely recommend additional information be obtained from the sellers, form seventeen or other qualified persons where this inspection has concerns: Consult with your Realtor or Attorney about any items listed here for which you have concerns:

SITE AND GROUNDS

Walkways

Condition

1. The wooden dividers separating the concrete sections on the walkways were deteriorated by rot or wood destroying organisms. This could also cause a trip hazard.

SUGGESTION: We recommend repair or replacement of the dividers to eliminate trip hazards and the potential for personal injury as needed.

Exterior Vegetation

Condition

2. Bushes and trees were overgrown on one or more side(s) of the dwelling. This can lead to moisture intrusion and path for pest infestation.

SUGGESTION: The vegetation should be pruned or removed as part of the maintenance schedule to correct this condition.

BUILDING EXTERIOR

Wood Siding

Condition

3. Sections of the wood siding has missing or loose wood knots from exposure to the elements. This is a common condition with this particular material.

SUGGESTION: All areas of worn materials should be repaired in accordance with industry standards to improve its appearance and prolong its service life. This was observed on the Rear Side, etc. of the dwelling.

A. Gaps and/or holes were observed in the siding around the plumbing and wiring penetrations.

SUGGESTION: We advise that all holes and gaps be properly caulked, sealed and painted to prevent moisture intrusion or pest access.

B. Sections of the wood siding and trim were slightly rot damaged from past earth-to-wood contact.

SUGGESTION: All damaged materials should be repaired or replaced in accordance with industry standards. This was observed on the Lower Right Side of the Garage.

C. Portions of the siding are embedded in concrete surfaces at the Front Porch and the Rear step access. This is not an acceptable practice. Modification would be difficult to repair this condition.

SUGGESTION: We recommend, as preventive maintenance, the area should be flooded with a wood preservative, a pesticide from time to time, and that the open seams be caulked or sealed closed to deny moisture or insect entry.

Paint

Condition

4. Some of the Exterior trim finish is weathered and/or deteriorated enough that it no longer provides adequate protection to the wood trim on the window sill trim, etc. Exterior finishes protect wood from cupping, checking, warping and decay. We recommend the dwellings Exterior trim be re-finished and/or painted where necessary.

Gutter Downspouts

Condition

5. The downspout lower sections are detached or mis-aligned from the underground drain lines.

SUGGESTION: The lower downspout sections should be properly connected to restore their normal function and prevent water accumulation adjacent to the foundation. This condition was observed on the Right Front Entry corner of the house and the Left Side of the Laundry Room.

Exterior Plumbing

Hose Bibs Condition

6. The hose bib is not secured to the Exterior wall.

SUGGESTION: We recommend that the bib be secured to the siding material. This condition was observed on the Front Side.

A. The hose bib is not secured to the Exterior wall and is installed tilted.

SUGGESTION: We recommend that the bib be properly installed and secured to the siding material. This condition was observed on the Rear Side.

Gas Meter/Piping Installation
Condition

7. The gas meter and shutoff valve is in contact with the soil. This condition is not in accordance with utility company standards and can lead to deterioration.

SUGGESTION: We recommend the soil be cleared and all contact eliminated.

ROOF

Debris Considerations

8. Trees near the dwelling have overhanging branches and/or branches are in contact with the roof surface, which may cause damage to the roof surface. This condition may also cause the obstruction of roof water runoff and is an access for rodents, animals and carpenter ants.

SUGGESTION: All overhanging or touching branches in contact of the roof surface should be trimmed to eliminate this condition.

GARAGE STRUCTURE

Entry Doors

Condition

9. The entry door auto self-closing hinge(s) were disabled.

SUGGESTION: The spring hinges should be repaired or replaced to restore the required fire resistive barrier between the Garage and Interior. This door must latch behind itself consistently.

Overall Commentary On The Surfaces

Walls

10. The wall surface is impact damaged adjacent to the electrical service panel. Repair is recommended to restore the appearance of the exposed surfaces.

Fire Separation Wall

Condition

11. There are voids in the fire resistive barrier between the Garage and the Interior around the main water shut off valve and on the Right Side behind the Den.

SUGGESTION: We recommend that these voids be patched and sealed to restore the required fire separation between the Garage and the Interior.

PLUMBING SYSTEM

Interior Water Supply

Condition

12. There are water supply lines inside the Garage serving the domestic hot water heater and the adjacent Front Side hose bib water supply are not insulated and vulnerable to freezing.

SUGGESTION: We recommend all exposed water supply pipes be insulated with foam pipe insulation as a preventive measure.

HEATING SYSTEM

Blower/Motor

Condition

13. The outer edges of the furnace blower door has open gaps or seams that is allowing unfiltered air to bypass the Interior return air source and enter the furnace. We recommend that this condition be repaired by installing additional weatherstripping around the inside of the blower door edges, duct tape or foil tape around the outside door edges to help seal the blower compartment.

A. The access door to the blower compartment is stuck and cannot be removed. Removal and adjustments of the door panel cover edges will be needed to allow an easier access.

Supply Air Distribution

Condition

14. The air conditioning service lines penetrating the supply plenum at the furnace are not adequately sealed.

SUGGESTION: We recommend the penetration(s) be sealed with foil tape or caulked for a more efficient operation.

NOTE: The plenum is the "box" or portion of the ductwork attached directly to the furnace acting as a termination or collector for all the individual supply air ducts attached to it.

A. The plenum connection seams at the furnace are not adequately sealed.

SUGGESTION: We recommend the connection(s) be sealed with foil tape or caulked for a more efficient operation.

NOTE: The plenum is the "box" or portion of the ductwork attached directly to the furnace acting as a termination or collector for all the individual supply air ducts attached to it.

DOMESTIC HOT WATER HEATER

Seismic Restraint For The Water Heater

Condition

15. The seismic restraint straps for the domestic hot water heater is minimal. It should be upgraded to adequately secure the tank as per industry standards. Two properly installed straps, one at the top and bottom sections with lag bolt screws to the adjacent wall is recommended. This should help limit damage and provide a source of domestic water in the event of a major earthquake.

BATHROOM(S)

Bathroom Ventilation

Condition Ventilation

16. An excessive amount of dust or lint was observed at the ventilation fan covers.

SUGGESTION: The fans should be cleaned to restore their proper operation as needed for improve exhausting. This condition was observed in the both Bathrooms.

A. The exhaust fans are becoming noisy and likely not to be used due to the noise.

SUGGESTION: We recommend repair or replacement with a higher quality of fans to return them to a more normal, quite operation. This observation was located in the Master Bathroom.

Caulking & Grout

Condition Caulking

17. Joint caulking in the shower wall corners was slightly deteriorated.

SUGGESTION: Deteriorated or sloppy caulking should be removed and the enclosure should be re-caulked to reduce the potential for water penetration and possible damage to the framing or surrounding materials. This condition was observed in the Master Bathroom.

Cabinets/Countertops

Condition Cabinets

18. There are hole(s) in the drywall in the cabinets around the plumbing pipes.

SUGGESTION: We advise that these be sealed with steel wool, caulking or expansive foam to improve appearance and as a security against insects and rodents. This condition was

observed in both Bathrooms.

KITCHEN

Cabinets/Counters

Condition

19. There are hole(s) in the drywall in the cabinet around the plumbing pipes under the sink.
SUGGESTION: We advise that these be sealed with steel wool, caulking or expansive foam to improve appearance and as a security against insects, rodents or cold drafts.

ROOM(S)

LAUNDRY ROOM

Condition

20. The wall below the laundry sink cabinet has gaps around the plumbing pipes. We recommend that all gaps be filled with additional expansive foam, caulking or steel wool to help prevent rodent or insect entry.

DEN/OFFICE

Door Hardware

21. The door stop hardware was missing for both doors. This protects the doors and cabinets from impact damage. Their placement is recommended to correct this condition.

FAMILY ROOM

Door Hardware

22. The lower plastic locking bolt hardware for the strike plate was damaged and it is difficult to unlock the door. This sliding hardware handle is in need of replacement to allow a proper or easier operation of the door lock.

HALLWAY

Electrical Receptacles

23. Several of the receptacles were loose in their boxes or walls across from the Living Room and Den. Repair is recommended to improve a safer operation.

ATTIC

Attic Insulation

Condition Insulation

24. The insulation in the Attic was compressed or moved by either stored personal items or people that have entered this area in past. Compressing or moving the insulation is not recommended and it diminishes the insulating "R-factor".

SUGGESTION: We advise that the insulation be "fluffed-up" or moved back into position to restore it's "R" value where necessary.

Pest Control Topics

Condition

25. Past rodent activity was observed in the Attic, (feces and trails in the insulation). Consult the owner about past rodent activity in this area.

SUGGESTION: We recommend continuous monitoring for possible return of rodent activity. Installing poisons or traps could be done as a preventive measure to help control future activity.

The best solution to prevent rodent or insect entry into the Attic area is to seal all open voids when they occur and remove the tree limbs away from the house. Using wire mesh screen, steel wool and expansive foam where necessary is recommended as a preventive measure.

CRAWL SPACE

Wiring

26. Cables or phone wires were in contact with the ground or hanging, which are exposed to damage.

SUGGESTION: We recommend all wires be properly protected and supported off the ground to the floor joists and/or beams as needed.

Heating Air Distribution Ducts

Condition

27. A loose supply duct was observed under the Den just off the main supply trunk intended for the Laundry Room air supply.

SUGGESTION: Repairing the loose connection with additional tape is recommended as necessary.

ADDITIONAL INFORMATION AND OTHER ADVISORIES

Concerns that in the opinion of the inspector are **worthy of bringing to your attention or are suggested upgrades to improve the dwelling**. In addition other helpful items taken from the report are listed below. We routinely recommend additional information be obtained from the sellers, form seventeen or other qualified persons where this inspection has concerns:

SITE AND GROUNDS

Walkways

Trip Hazard Definition

1. 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 or rise of 3/4" or more, in the interest of public and personal safety.

Trip Hazard

A minor trip hazard was observed between the concrete slabs from elevation changes.

SUGGESTION: We recommend monitoring the walkway and eliminate the trip hazards to reduce the potential for personal injury if warranted. This condition was observed on the Left Side of the structure.

Additional System(s)

2. The site/grounds has an irrigation system installed. This system was not tested during our inspection, due to it being beyond the scope of our inspection. We recommend consulting the homeowner or a irrigation specialist for a demonstration and inspection of this system. Any maintenance or repairs should be performed if warranted.

BUILDING EXTERIOR

Exterior Doors

Condition

3. The Exterior Garage door appears generally in acceptable condition, but has a thin wood panel door. This door provides no security by a forced entry. We suggest that a solid core door be considered in this area for added security.

ROOF

Chimney On Roof

Condition

4. A chimney spark arrestor/rain cap has not been installed above the fireplace flue to prevent the escape of hot embers, rain entry or bird entry.

SUGGESTION: As an upgrade, a chimney spark arrestor/rain cap should be installed.

Additional Components

5. The patio power awning was not tested during our inspection. Consulting the owner about its proper operation and a demonstration prior to closing.

General Comments About The Roof

General Comments

6. The roofing surface installed on this home is new. We suggest that you consult the owner for all receipts, installation and manufacture warranties that were provided by the roofing contractor for your records.

ELECTRICAL SYSTEM

Subpanel

Condition

7. This electrical system has an additional generator subpanel for when the power is interrupted. This system appears to be service, but was not tested or inspected in detail during our inspection.

SUGGESTION: We recommend further testing or a review be performed when a generator is provided. Consulting the owner about it's proper operation and instruction manuals is advised. Testing a generator is not in the scope of a home inspection.

DOMESTIC HOT WATER HEATER

Installation Standards

Condition

8. The floor area under the hot water heater appliance is lacking a water collection drip pan with a drain outlet pipe routed to the Exterior. As a beneficial upgrade, we recommend that a catch pan be installed under the hot water heater and routed to the Exterior if possible to help collect and drain water outside in the event of an unknown leak in the future. If not drained to the Exterior a moisture detection alarm can be installed to sound an alert in the event of an unknown leak. These types of collection pans, drains and alarms can usually be purchased at most home improvement centers.

General Comments About The Water Heater

9. The average service life of a domestic hot water heater is 10-12 years. The hot water heater was operating satisfactorily at the time of the inspection but is an older original tank.

SUGGESTION: We recommend regular routine maintenance to ensure the unit is working safely and dependably. We recommend budgeting for a new hot water tank to be installed. The hot water heater service life was nearing the end.

INTERIOR

Safety Glass And Glazing

Information

10. Safety/Tempered glass is harder to break and less likely to cause injury if broken and is required in certain specific locations. These include, but are not limited to all glass doors, fixed and operable glass panes adjacent to doors, low floors and shower or tub enclosures.

Condition

Safety/Tempered glass markings were not found in currently recommended locations at all (4 windows) that are low to the floor in the Living Room. This dwelling was built when this feature was required. Upgrading is not required now, but could be considered for glass in the more vulnerable locations. These are rated "class A" and consult the manufacture or a glass installer for their safety rating before consideration for replacement.

Notes On Carbon Monoxide Detectors

11. As an upgrade due to the gas appliances, one or more CO, Carbon monoxide detectors could be installed in locations and in the manner suggested by the manufacture of the detector for a improved safety.

Miscellaneous Features

12. There was a security alarm system installed. Testing of the alarm is beyond the scope of a home inspection.

SUGGESTION: We recommend gathering information on all of the control locations, features and proper operation of this system.

BATHROOM(S)

Bathroom Doors

Entry Door Hardware

13. The door stop is loose or damaged in the toilet area. To prevent damage to the wall we suggest that it be replaced. This was observed in the Master Bathroom.

Shower Walls

Condition Shower Wall(s)

14. The bathtub shower wall corners are lacking plastic splash diverters or shields and this can allow moisture from using the shower to splash onto the floor.

SUGGESTION: Installing these splash diverters or corner shields is recommended as a preventive measure to help prevent water from accumulating on the adjacent floor covering and causing moisture related damage. This condition was observed in the Hallway Bathroom.

KITCHEN

Appliances In General

15. The oven/microwave are original appliances and are nearing the end of their expected service life. Although serviceable, repair and/or replacement should always be anticipated due to their age.

ROOM(S)

LAUNDRY ROOM

Floor

16. The floor area under the clothes washer appliance is lacking a water collection drip pan with a drain outlet pipe routed to the Exterior. As a beneficial upgrade, we recommend that a catch pan be installed under the clothes washer appliance and routed to the Exterior if possible to help collect and drain water outside in the event of an unknown leak in the future. If not drained to the Exterior a moisture detection alarm can be installed to sound an alert in the event of an unknow leak. These types of collection pans, drains and alarms can usually be purchased at most home improvement centers.

ATTIC

Exhaust Vents

Condition

17. The Bathroom exhaust fan vent ducts terminated at screened roof box vents. The roof vent screens will eventually become clogged with dust, which restricts air flow and results in inadequate draw from the Interior fans to the outside.

SUGGESTION: As an upgrade, we recommend the exhaust vent ducts be repaired so they are terminated at a roof vent back-draft dampers.

A. The Laundry Room exhaust fan vent duct terminated at the screened 2" soffit vent hole. This restricts air flow which results in inadequate draw of the exhaust fan due to dust or dirt accumulations. This outlet at the vent screen is currently restricted by dust or lint

SUGGESTION: As an upgrade, we recommend the exhaust fan vent duct be configured so it terminates at a roof vent back-draft damper or vacuum out the clogged screen annually.

CRAWL SPACE

Subflooring

Condition

18. A past repair was observed under the Kitchen. We recommend consulting the owner as to the past repairs that were performed in this area.

Crawl Space Moisture

Condition

19. Water marks on the vapor barrier indicates some standing water has collected in the Crawl Space during wet weather in the lowest levels under the Laundry Room where the main water supply pipe is routed into the home. However, there was no visible moisture related damage observed at it is not excessive. We advise that you consult the homeowner or review the (form 17) about this condition and the frequency of water accumulations in this area. We recommend that the Crawl Space area be monitored during wet weather for signs of excessive moisture accumulations. If excessive amounts of ground water accumulates in this area the installation of a ground water mitigation system is recommended by a professional drainage contractor. See comments elsewhere in the report for some corrective action concerning this condition.

The **Action Items Review Summary** report should not be relied on as a substitute for reading the entire binder reference report book when you receive it before closing.

The items noted in this summary are considered to be all of the items that are in need of attention at this time or in the near future. Per your request, we do offer a re-inspection of the items noted in this report at an additional fee and could be scheduled when the work orders are completed.

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

Please read the entire report carefully.

Sincerely,

Kelly Thompson
Thompson Inspection Services Inc. (425-646-8385)
E-Mail Address: thompsoninspection4@comcast.net
(WA PEST ICN #0255AQ016)